

**Bounds Green Community
Centre
Lawson Court
Ring Way
Bounds Green
London
N11 2NA**

**To Let By Way of
New Lease**

£25 Per sq foot

Set on the Ring Way a mixed use area boasting a vibrant cultural scene with local events, community centres and recreational spaces. Bounds Green and New Southgate Tube and Bowes Park Overground station a short distance away. Access to A406 being approx. 100 m away.



Bounds Green



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

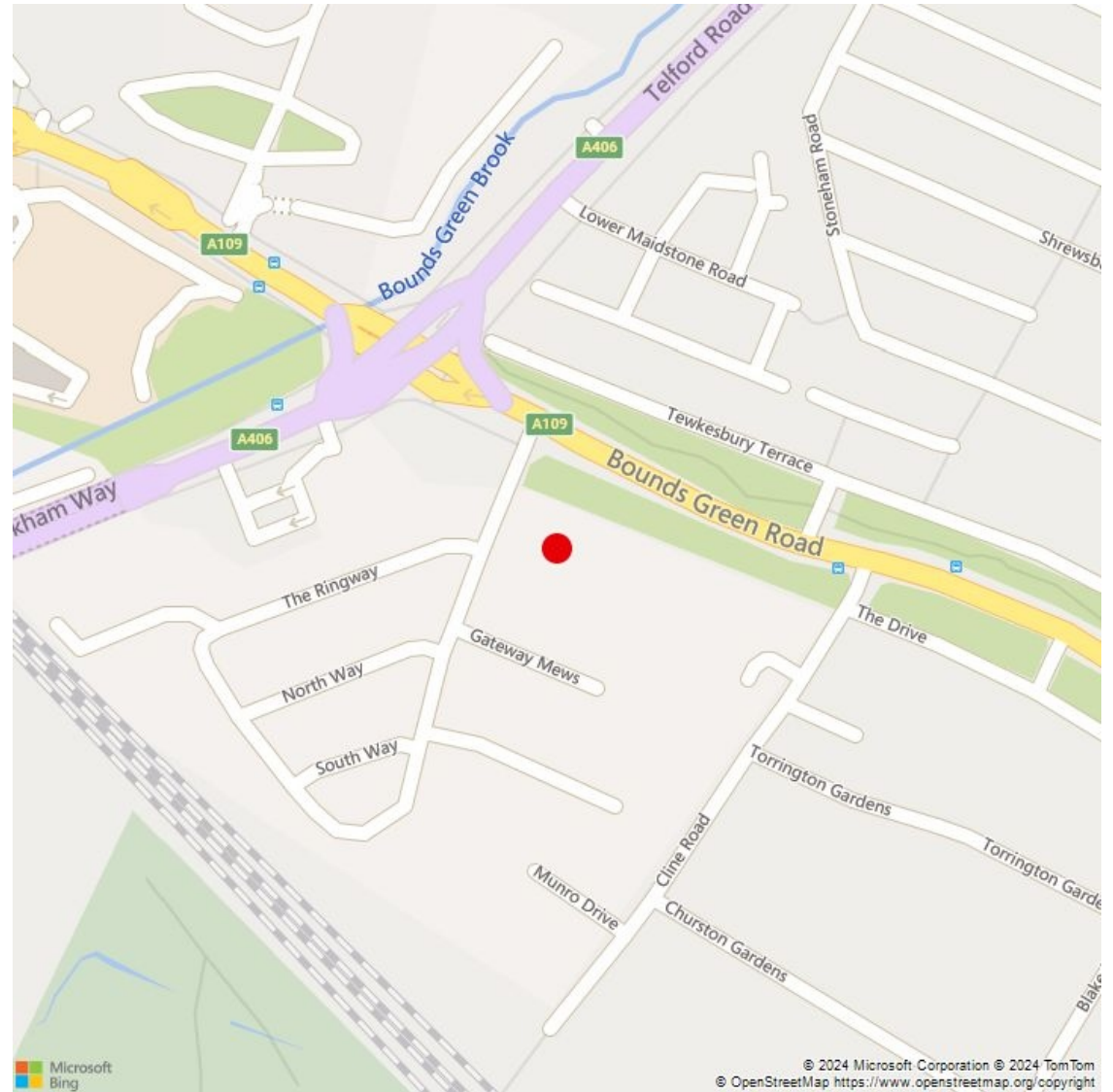
0208 800 4321

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Description

Ground and first floor community centre situated within a residential block of flats approx. 2635 sq.ft. GIA. 2 underground designated car parking spaces. Facilities include kitchen, disabled w.c, stairs to the first floor open plan area to provide male and female w.c's and further kitchenette.

Rear access on first floor with ramped access. Good natural lighting



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Rent

£25 per sq.ft.

EPC

Energy Rating B - Valid until 6.3.26



Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Legal Costs

Each Side to bear their own legal fees



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Rates

Please enquire of the Local Authority

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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