

**45 Lawrence Road
Tottenham
London
N15 4EN**

**To Let E Class Retail &
Office Units Available
June 2024**

£28 Per sq foot

Situated on Lawrence Road, in South Tottenham between Philip Lane (B153) and West Green Road (A504).

Lawrence Road has various new residential developments. The road is typified by a mixture of uses.



Tottenham



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

0208 800 4321

info@psscommercial.com

Description

New units to be left in shell and core condition, arranged over ground and first floor below a new residential development comprising 80 flats between 1, 2, 3 & 4 beds.

The units will provide the approximate areas:

Ground floor - 2 sections; 1,227 sq. ft. and 1,743 sq. ft.

First floor - 3,121 sq. ft.

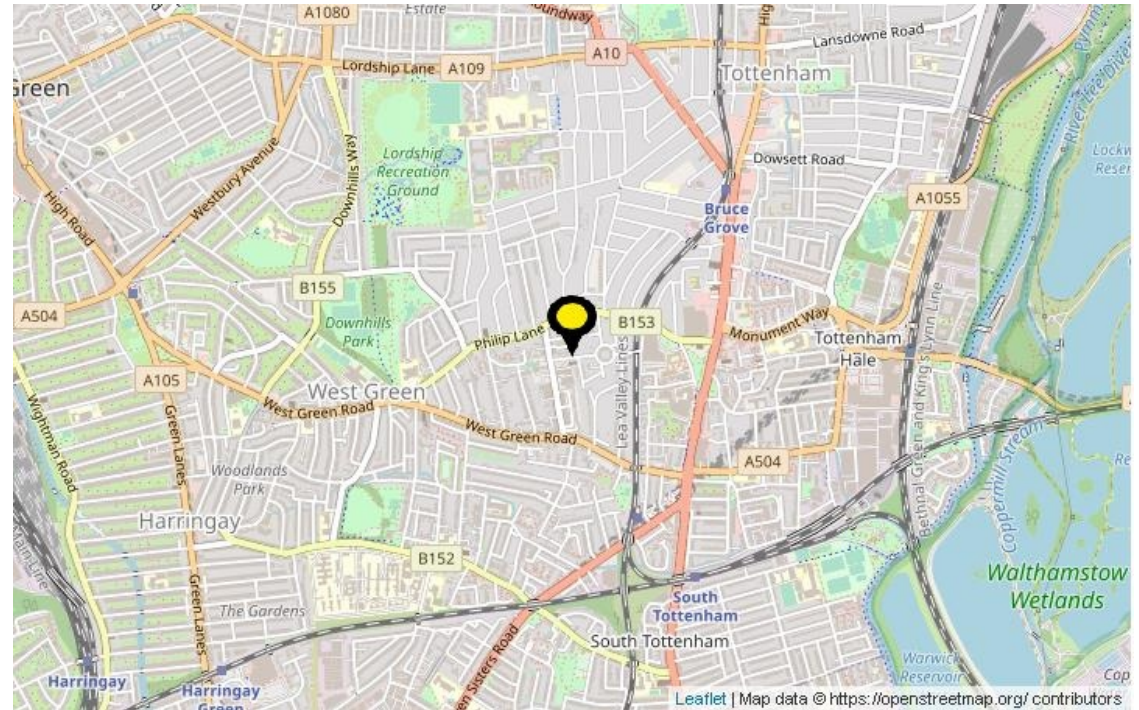
The units can be let separately or together.

The road network can be easily accessed via the A10. Seven Sisters Station is less than 10 minutes walk away

Total: 6,091 sq. ft. approx.

DISCLAIMER: 1979 Estate Agents Act

Please note that to comply with the 1979 Estate Agents Act this property is solely owned by a director of Paul Simon Seaton Commercial Estate Agents Limited.



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Rent

£28 per sq.ft.

EPC

To be provided on completion of construction.



Tenure

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

Legal Costs

Ingoing tenant to bear both sides reasonable related legal costs



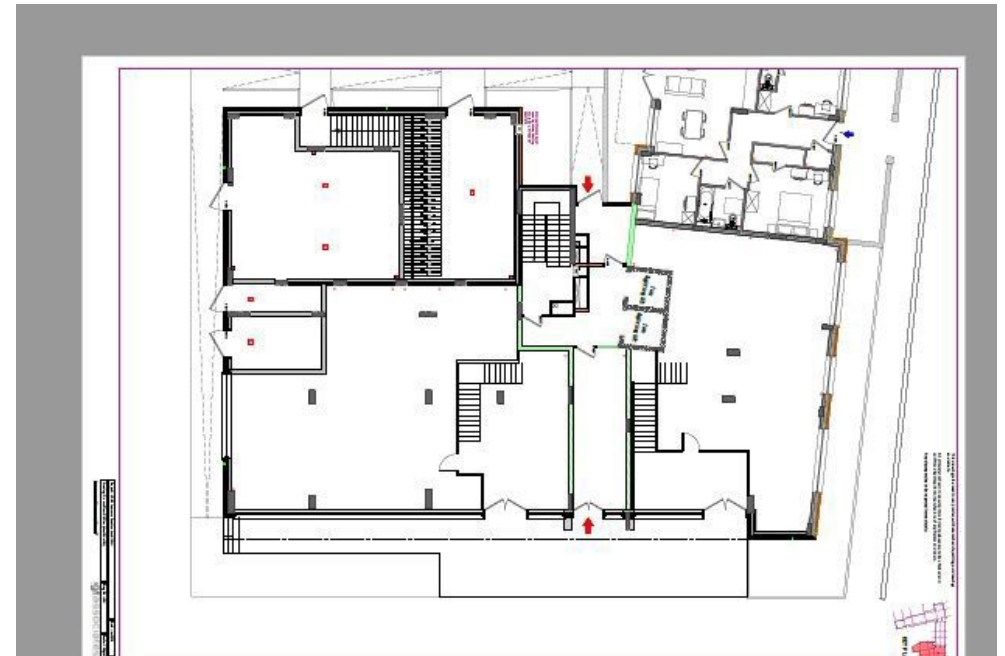
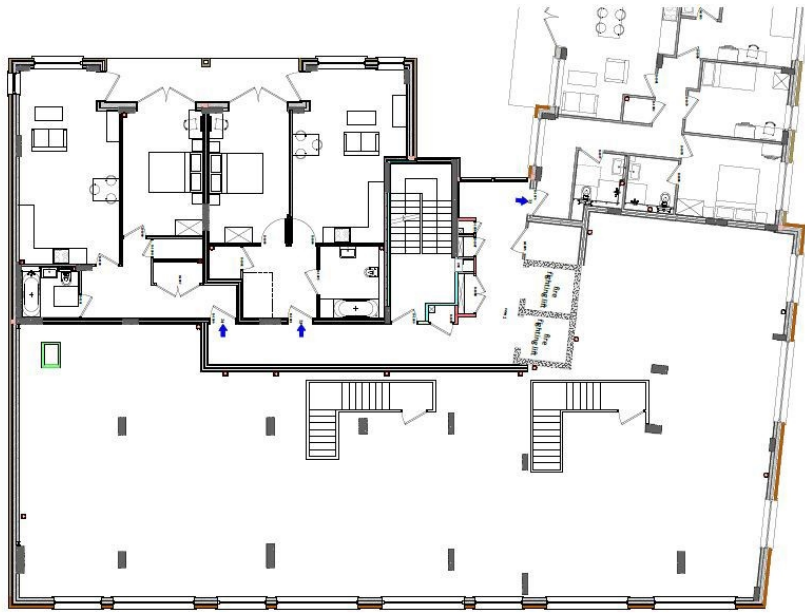
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Rates

To be accessed once completed.

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

Viewings are not possible at the moment as the building is under construction.

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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