

202-210 Fairbridge Road  
Archway  
London,  
N19 3HT

**FOR SALE**

Long Leasehold For  
Sale

**For Long Leasehold  
£325,000**

Located on Fairbridge Road,  
close to Hornsey Road.

Upper Holloway Underground  
Station, Archway underground  
Station and Crouch Hill  
Overground Station are closeby.



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

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

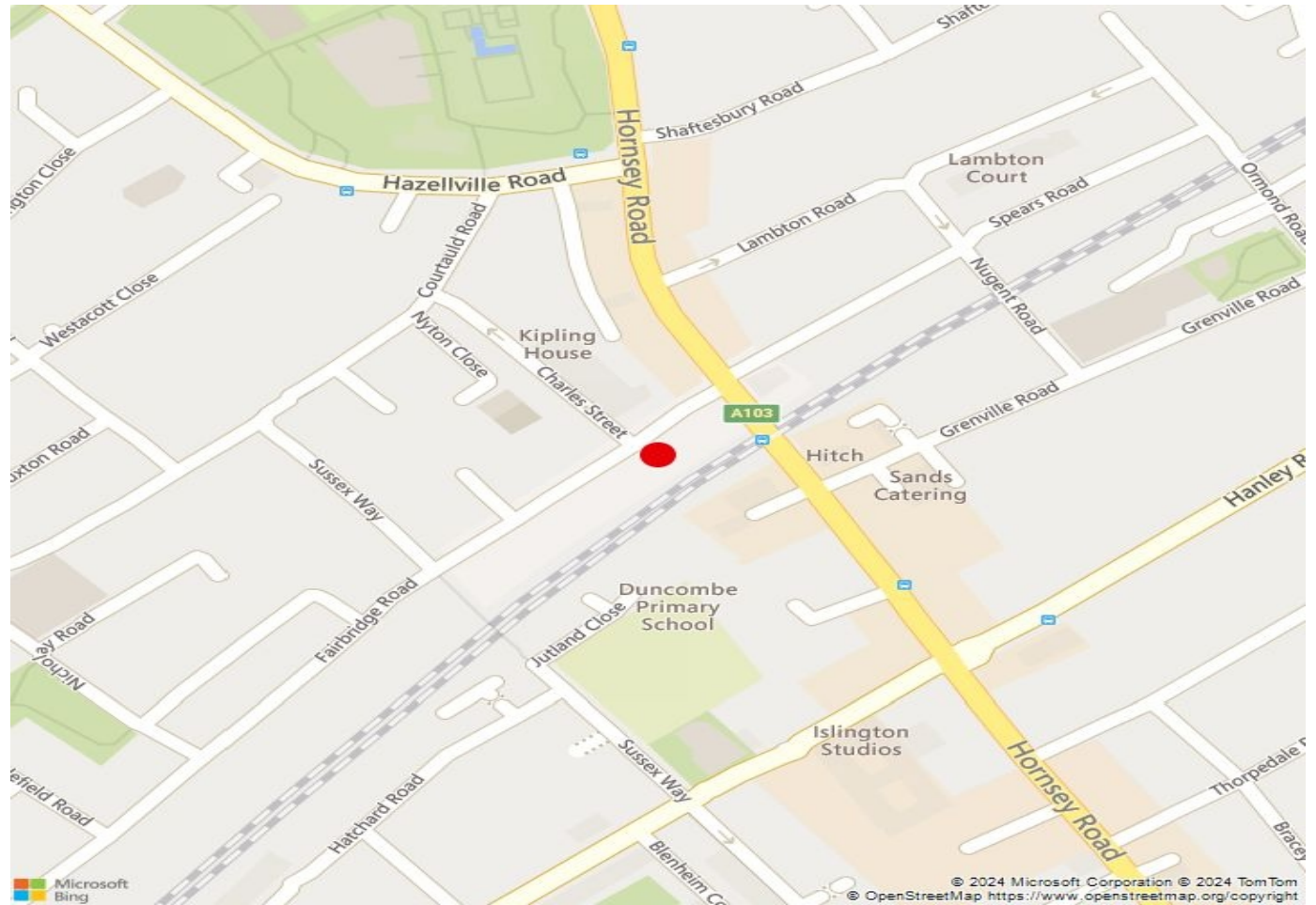
**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

Self-contained ground floor office left in shell and core condition and benefitting from full 3M+ height with a glazed frontage onto Fairbridge Road.

Unit B: 968 sq. ft. approx.



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## Price

For Long Leasehold £325,000

## Tenure

Long Leasehold

## Costs

Ingoing tenant to bear both sides reasonable related legal costs.

## Rates

Please refer to the Local Authority for more information on rates

## EPC

Available upon request

## 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 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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