



MODERN, QUALITY OFFICE SPACE

FOR YOUR BUSINESS.

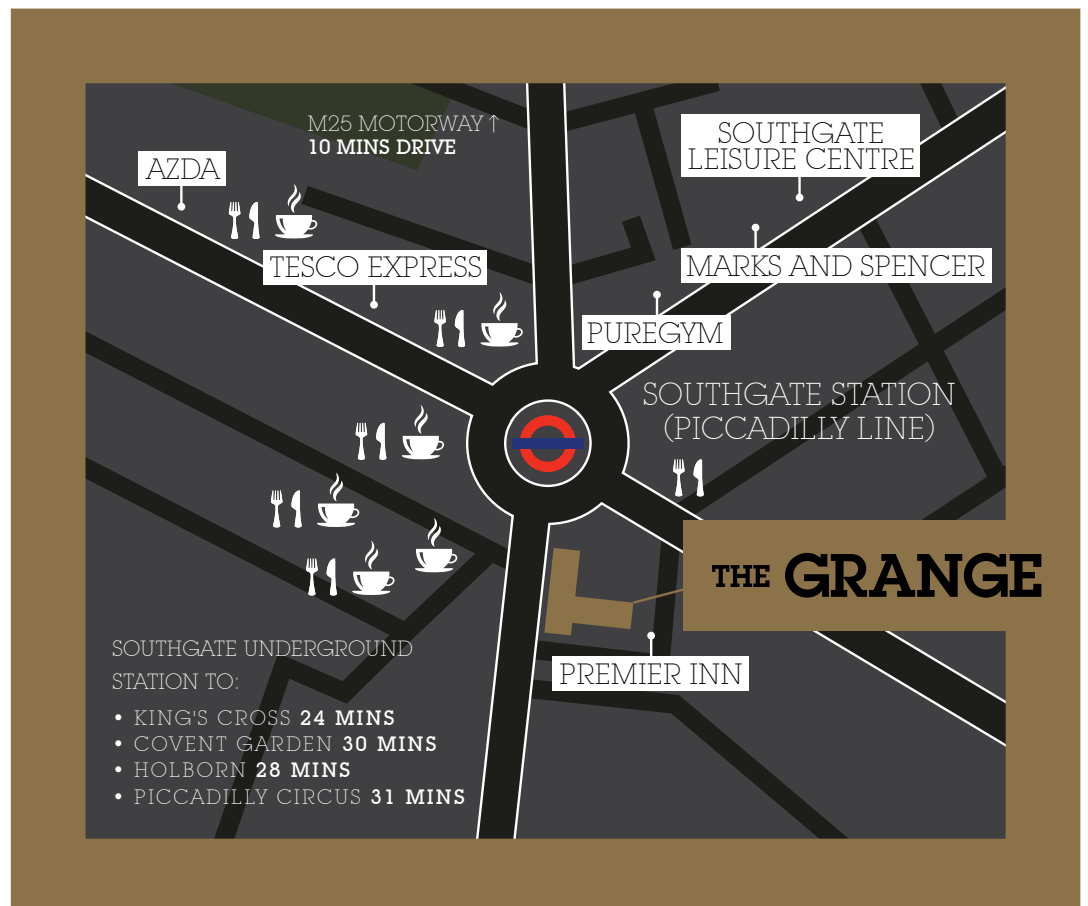
THE GRANGE

5,230-12,088 SQ FT TO LET
3RD & 4TH FLOORS
LONDON | N14 6BN



A WELL CONNECTED LOCATION

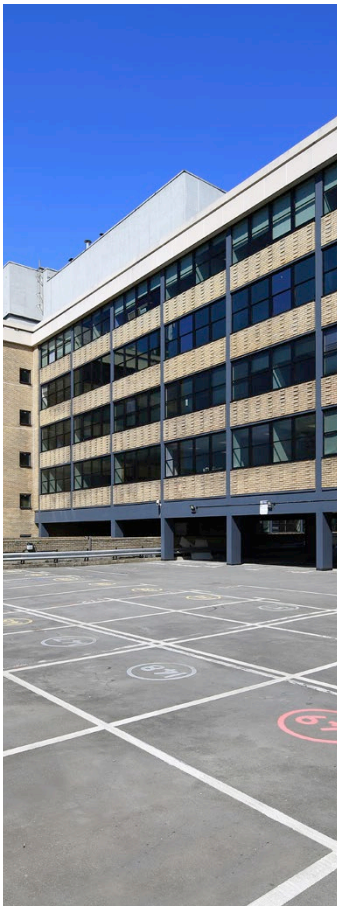
THE GRANGE IS A PRESTIGIOUS, WELL KNOWN OFFICE BUILDING LOCATED IN A PROMINENT POSITION IN HIGH STREET, SOUTHGATE. IT IS WITHIN A MINUTE'S WALK OF SOUTHGATE UNDERGROUND STATION (PICCADILLY LINE) AND IS READILY ACCESSIBLE TO THE NORTH CIRCULAR ROAD (A406) AND THE M25 (JUNCTION 24). SOUTHGATE PROVIDES A WIDE RANGE OF HIGH STREET SHOPS, RESTAURANTS AND BARS THAT ARE ALL WITHIN EASY WALKING DISTANCE.





NEWLY REFURBISHED RECEPTION

THE AVAILABLE ACCOMMODATION ON THE 3RD AND 4TH FLOORS OFFER 5,230-12,088 SQ FT IN TWO WINGS. ACCESS TO THE BUILDING IS VIA AN IMPRESSIVE, NEWLY REFURBISHED, MANNED GROUND FLOOR RECEPTION. THERE ARE 29 SECURE CAR PARKING SPACES AT THE REAR OF THE BUILDING.



*Typical offices shown

COMFORT COOLING | SUSPENDED CEILINGS |
3 X 4 PERSON LIFTS | 1 X GOODS LIFT | PERIMETER TRUNKING |
CAPPED OFF SERVICES | REFURBISHED WC'S | COMMISSIONAIRE |
SHOWER | BIKE RACKS | 13 DEDICATED CAR PARKING SPACES

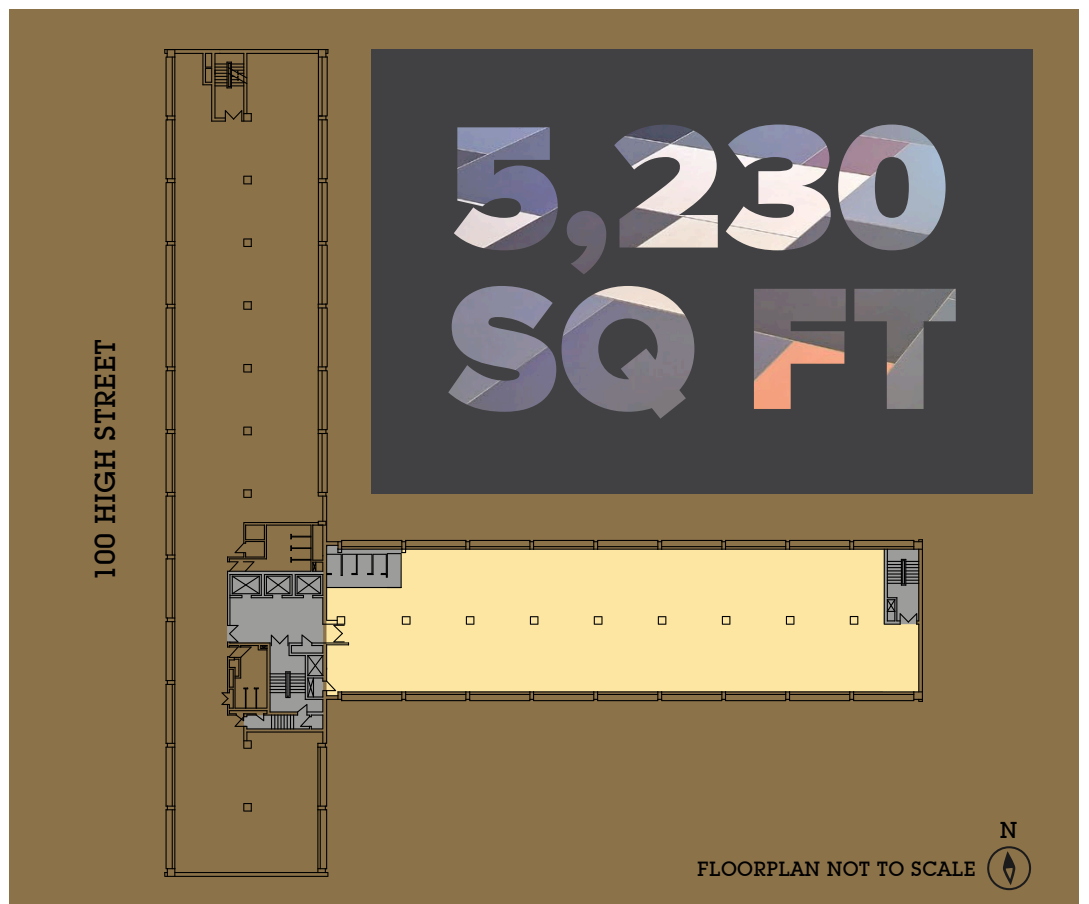
3RD FLOOR REAR OFFICES*

THE 3RD FLOOR FEATURES ALL THE NECESSARY AMENITIES AND ALLOWS FOR A SECURE, MODERN AND SPACIOUS WORKING ENVIRONMENT THAT IS ACCESSIBLE VIA 3 X 4 PERSON PASSENGER LIFTS. THE FLOOR OFFERS EXCEPTIONAL NATURAL LIGHT AND IMPRESSIVE VIEWS.

***TYPICAL OFFICES SHOWN.**



*Typical offices shown

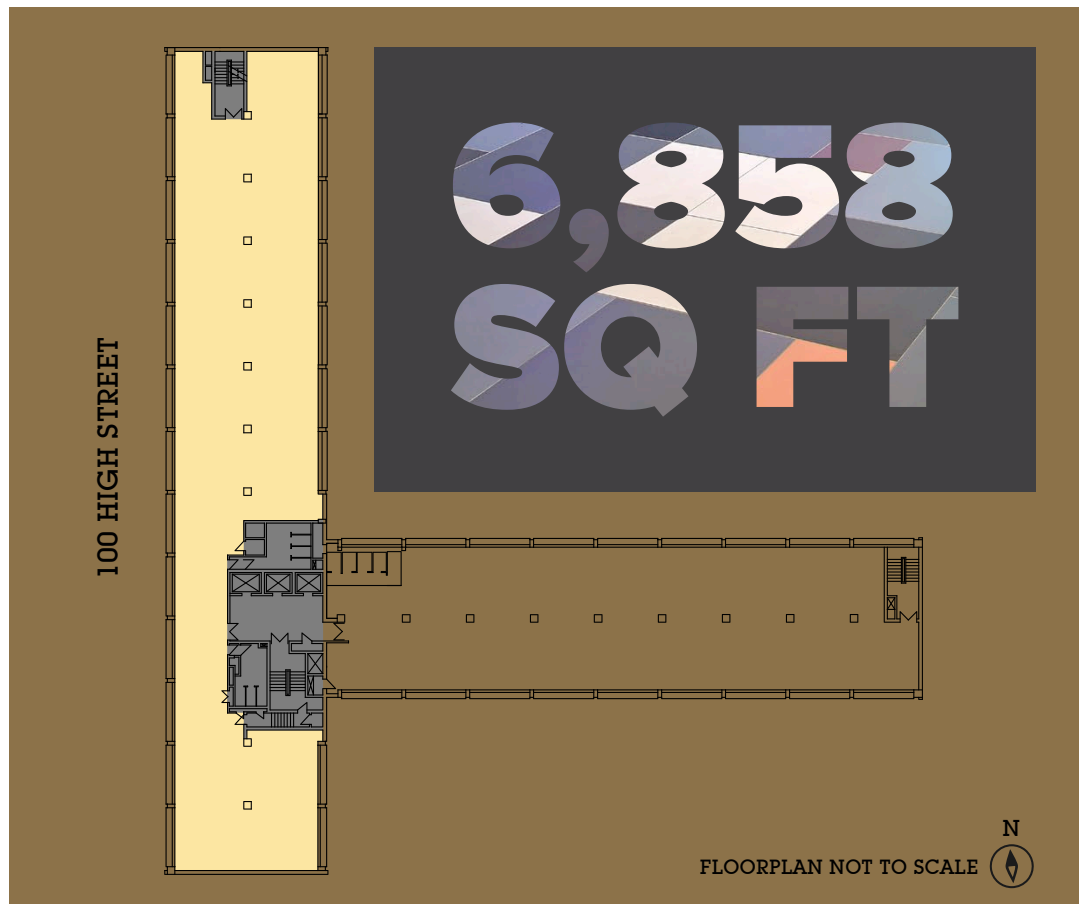




VRF HEATING/COOLING SYSTEM | NEW LED LIGHTING |
3 X 4 PERSON LIFTS | 1 X GOODS LIFT | PERIMETER TRUNKING |
CAPPED OFF SERVICES | REFURBISHED WC'S | COMMISSIONAIRE | SHOWER |
BIKE RACKS | 16 DEDICATED CAR PARKING SPACES

4TH FLOOR FRONT OFFICES

RECENTLY REFURBISHED, THE 4TH FLOOR FEATURES ALL THE NECESSARY AMENITIES AND ALLOWS FOR A SECURE, MODERN AND SPACIOUS WORKING ENVIRONMENT THAT IS ACCESSIBLE VIA 3 X 4 PERSON PASSENGER LIFTS. LIGHTING CAN BE CONTROLLED WIRELESSLY VIA A TABLET. THE FLOOR OFFERS EXCEPTIONAL NATURAL LIGHT AND IMPRESSIVE VIEWS.



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TERMS

A NEW LEASE DIRECT FROM THE LANDLORD.



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