

GROUND FLOOR SHOWROOM / OFFICES

3,000 Sq Ft (278 Sq M)

TO LET

OVERBURY ROAD, LONDON N15 6RH



LOCATION:

The premises are situated on the south side of Overbury Road close to the junctions of Seven Sisters Road, Tiverton Road and Eade Road. The premises are within a mixed commercial and residential area with the area having undergone substantial regeneration. Transport facilities are good with Manor House (Piccadilly Line) and Seven Sisters (Victoria Line) Underground Stations being close by. Numerous bus routes also serve the area.

DESCRIPTION:

The property comprises ground floor commercial showroom offices, which are predominantly open plan with 2 glazed partitioned office areas. The premises benefit from a prominent window frontage.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL DIMENSIONS ARE APPROXIMATE

Ground Floor: Showroom / Offices

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AMENITIES:

- * Prominent Window Frontage
- * Mainly Clear Space
- * Burglar Alarm
- * Male & Female WC's
- * Kitchen

TERMS:

RENT

£72,500 per annum exclusive plus VAT.

LEASE:

A new Full Repairing and Insuring Lease to be granted for a term of years to be agreed subject to periodic rent reviews. The lease is to be granted outside the security of the Landlord and Tenant. Act 1954

EPC:

D Rating for the Ground Floor

RATES:

A prospective tenant will need to make their own enquiries with the Local Authority the London Borough of Haringey.

VIEWING:

Strictly by appointment through owner's Agents as above.

CONTACT:

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SUBJECT TO CONTRACT

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