

**COMMERCIAL - OFFICES WITH PARKING  
TO BE LET**

**2,545 Sq Ft (236 Sq M)**

**SEVEN SISTERS ROAD, LONDON N7 7NS**



**LOCATION:**

The property is situated on the North East side of Seven Sisters Road, close to the junctions of Hornsey Road and Thane Villas. The property is within walking distance of the newly regenerated Fonthill Road area with its array of new shops and restaurants. Finsbury Park Station (London Underground Victoria & Piccadilly Lines and National Rail) is also within walking distance. Numerous bus routes serve the area.

**DESCRIPTION:**

The premises comprise commercial offices arranged on the first floor arranged in clear space.

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66-70 Parkway, London NW1 7AH

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**ALL MEASUREMENTS ARE APPROXIMATE:**

**First Floor Offices                      2,545 Sq Ft    (236 Sq M)**

**AMENITIES:**

Suspended Ceilings  
1 Car Parking Spaces  
Male & Female WCs  
Double Glazing

Passenger Lift At Rear  
Kitchenette  
Gas Central Heating  
Good Natural Light



**LEASE:**                      A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed upon, subject to periodic upward-only rent reviews.

**RENT:**                      £35,000 per annum exclusive

**RATES:**                      The current Business Rates payable are £10,600 per annum according to the Valuation Office Agency's website. However interested parties are advised to make their own enquiries to the Local Authority.

**EPC:**                      D (81) Rating

**VIEWING:**                      Strictly by appointment through owners' Sole Agents as above.

**CONTACT:**                      Paul Stone  
020 7482 1203 / 07973 845462  
[paul.stone@christo.co.uk](mailto:paul.stone@christo.co.uk)

**SUBJECT TO CONTRACT**

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