

TO LET - OFFICE/INDUSTRIAL/MIXED USE



1 Marconi Place, Arnos Grove , London, Greater London N11 1PE

2,797 SqFt (259.84 SqM)

£65,000 per annum exclusive

**Characterful Office/Business Unit
to Let**

- Open plan office over ground and first floor
- Perimeter trunking with Cat 5 data cabling
- Cat 2 lighting

Location

The property is situated on Marconi Place within a dense residential setting just off the A1110 in Arnos Grove between Tottenham and North Finchley. As a result, it benefits from excellent private and public transport links into Central London and out to the North:

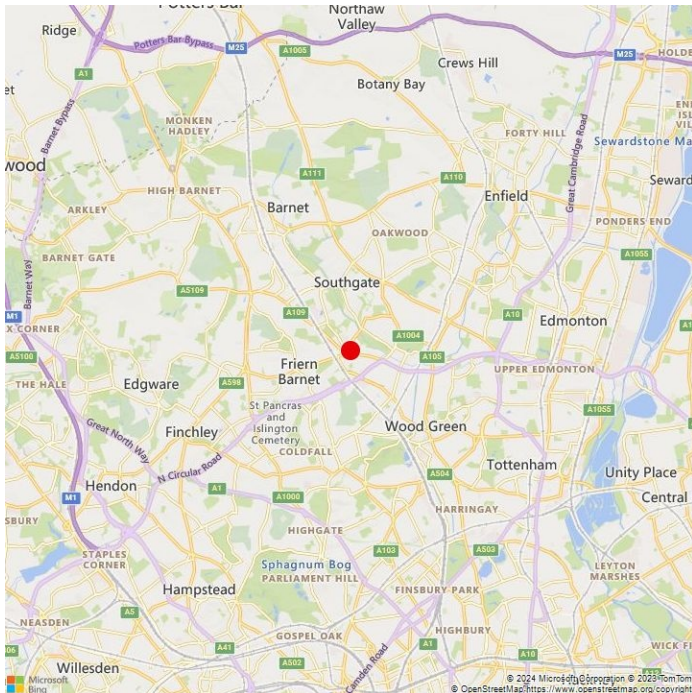
Arnos Grove Underground Station (0.3 miles)
New Southgate Overground Station (0.5 miles)
A406 (1.3 miles)

Road Links

A1110 (0.1 Miles)
A406 (1.3 miles)

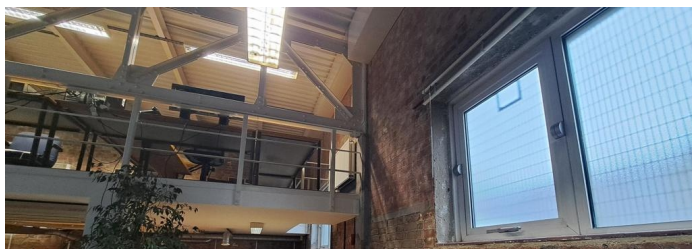
Railway Links

Arnos Grove Underground Station (0.3 miles)
New Southgate Overground Station (0.5 miles)



Description

The property comprises an extremely architecturally pleasing former British Telecom exchange/maintenance building with many original features which has been converted to mostly open plan offices over ground floor and first floor. The property benefits from 3-phase power, fibre storage, board room, kitchen/tea point, perimeter trunking with cat 5 data cabling, cat 2 lighting, fob entry and security alarm system, and 6 secure allocated parking spaces.



Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

| Accommodation | sq ft | sq m |
|-------------------|--------------|---------------|
| Total Area | 2,797 | 259.84 |

Areas quoted are approximate and should not be held as 100% accurate.

TENURE

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £67,995 per annum exclusive

VAT

The property has been elected for VAT and therefore, is payable at the appropriate rate where applicable.

EPC

EPC: E-116

Business Rates

From enquiries we understand that the current rateable value as of April 2023 is £24,300 giving an estimated rates payable in the order of £12,125. Interested parties are advised to contact the relevant Local Authority for further information.

Further Information

Viewing strictly by appointment:

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