

TO LET

 **KirkbyDiamond**



1 Marconi Place, London, N11 1PE

CHARACTER OFFICE / BUSINESS UNIT

2,797 Sq. Ft (259.94 Sq. M)

£65,000 Per Annum Exclusive

- Open plan offices over ground and first floor
- A number of architectural design features
- Separate file storage and board room
- 6 secure allocated parking spaces

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)

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 mezzanine level. The property benefits from 3-phase power, board room, file storage, 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.

Terms:

Available by way of an new effective FRI lease for a term to be agreed at a rent of **£65,000** per annum exclusive

VAT:

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

EPC:

E-116

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property.

Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors.

Kirkby Diamond is a trading name of Kirkby Diamond LLP

Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

<u>Accommodation</u>	<u>Sq. Ft</u>	<u>Sq. M</u>
Ground Floor	1,679	156.06
Mezzanine	1,118	103.88
Total	2,797	259.94

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

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.

Viewings:

For further details please contact the sole agents:

Matt Bowen

01727 222 179

matthew.bowen@kirkbydiamond.co.uk

Hugo Harding

07425 243 317

hugo.harding@kirkbydiamond.co.uk

