



PLEASE NOTE: The Landlords are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608). Registered address: 22 Cannon Hill, London, N14 6BY

Williamson Dace Brown

22 Cannon Hill, Southgate, London N14 6BY
Tel: 020 8886 4407
www.wdbproperty.co.uk



WILLIAMSON
DACE | BROWN



372c Green Lanes, Palmers Green, N13 5XQ

- **Self contained office space To Let.**
- **Rent £13,500 per annum exclusive.**
- **Located just off a busy high street.**
- **Commercial lease available on Full Repairing and Insuring Terms.**

Prominent self contained offices situated on Park Avenue, just off Green Lanes, Palmers Green.



WILLIAMSON
DACE | BROWN

PROPERTY
CONSULTANTS

CHARTERED
SURVEYORS

MANAGING
AGENTS

CITY &
CENTRAL

This self contained office space is located to the rear of Taho Barbers on Green Lanes with the office entrance positioned on Park Avenue. The property comprises of three offices positioned on both the ground and first floors together with a reception area accessed immediately from the front door. Storage / filing room, kitchen and wc are also available within the unit.

The offices include suspended / plastered ceilings with recessed and spot lighting, carpeted and electric heaters positioned throughout.

There are no allocated parking spaces with the unit however there is plenty of on-street pay and display parking in the vicinity.

The property is situated in the busy and vibrant area of N13, with easy access to a wide range of local amenities; including various eateries, retail premises, post office etc. Palmers Green and Winchmore Hill overground stations are located within walking distance.

Accommodation (all sizes approximate)	Filing room / storage. 1.51m (4.95ft) x 3.53m (11.58ft)
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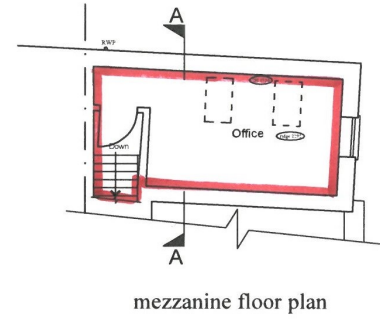
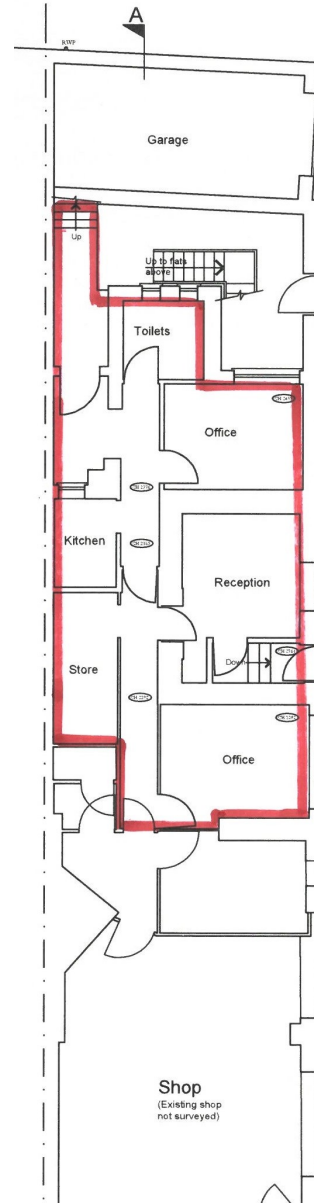
Ground floor office 1. 3.16m (10.36ft) x 2.53m (8.30ft)	Kitchen. 2.09m (6.85ft) x 1.49m (4.88ft)
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Ground floor office 2. 2.91m (9.54ft) x 3.36m (11.02ft)	WC. 1.87m (6.13ft) x 1.86m (6.10ft)
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First floor office. 2.71m (8.89ft) x 4.30m (14.10ft)	Gross Internal Area (Including W/C and Kitchen) 49m ² (527ft ²).
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Reception.
2.92m (9.58ft) x 2.66m (8.72ft)







Terms

The unit is available to rent under a Full Repairing and Insuring Lease for a period to be agreed at an initial rental of £13,500 per annum exclusive.

Deposit

A deposit of three to six months rent will be required to be held for the duration of the lease by the landlord subject to the receipt of satisfactory references.

References

The incoming tenant will be required to provide satisfactory references from their accountant, solicitor and current/previous commercial landlord together with completing Anti Money Laundering and credit checks.

Planning

The property falls within the London Borough of Enfield and can be used for purposes under the Use Class Order E. All proposed tenants are to satisfy themselves with regard to the Use Class Order.

Business Rates

TBC

VAT

The property is not elected for VAT.

EPC

B (41)

Viewings By appointment only.

Residential & Commercial Agents

Williamson Dace Brown LLP
22 Cannon Hill, Southgate
London N14 6BY

www.wdbproperty.co.uk

Contact

Alexander Brown MRICS
Chartered Surveyor. Partner

alex@wdbproperty.co.uk

Tel: 020 8886 4407