

COMMERCIAL PREMISES TO LET

A1* / A2* / D1 CONSENT

(*Subject to Planning
Permission)

Situated on the north side of
West Green Road in very close
proximity to Park View School
and Downhills Park

Public transport is provided by
numerous bus routes passing
along West Green Road and
Turnpike Lane Station
(Piccadilly Line) which is
approximately 0.7 miles from
the property.

Nearby land uses include retail,
residential, educational and
leisure

**270-274 West Green Road,
London,
N15 3QR**

1,980 sq. ft. (183.94 sq. m.) approx.



Description

The premises comprise commercial accommodation on the ground floor of a mixed use development with residential apartments above.

The unit is open plan and benefits from wooden floors overlaid with laminate, a 3.5m ceiling height, CAT II lighting, perimeter heaters, perimeter sockets, teapoint and male, female and disabled WC's.

Rent

£41,000 per annum exclusive of business rates, service charge and VAT, if applicable.

Terms

New full repairing and insuring lease is available on terms to be agreed.

Business Rates

Tenants are required to make their own enquiries with the London Borough of Haringey.

Service Charge

TBC

EPC

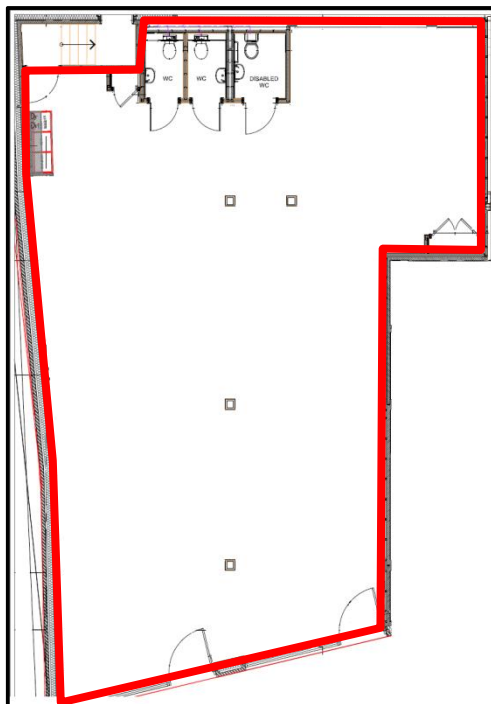
To be assessed

SUBJECT TO CONTRACT

Legal Costs

Each party to be responsible for their own legal costs throughout

Floor Plan (not to scale)



Photographs



Viewing

All enquiries via joint sole agents:



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Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.

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