

# MAUNDER TAYLOR

## TO LET - FIRST FLOOR SERVICED OFFICES



### COLNEY HATCH LANE, MUSWELL HILL, N10

First floor office (front facing) which is available to lease on a monthly licence.

The rent is inclusive of all utility bills, (apart from telephone), business rates, building insurance and repairs.

There are communal kitchen and WC facilities and the premises are heated by electric storage heaters.

Located on the corner of Greenham Road and fronting Colney Hatch Lane & approximately two-thirds of a mile south of the A406 North Circular Road.

**Room C - 10'11 into front bay x 9'3 into chimney recess (3.33m x 2.82m)**

Overall area of approximately **101ft<sup>2</sup> (9.39m<sup>2</sup>)**.



**RENT £350 PCM - inc of all utility bills (apart from telephone)**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

