

TO LET NEW LEASE, NO PREMIUM – LOCK UP COMMERCIAL UNIT



373 ARCHWAY ROAD, HIGHGATE, LONDON N6 4EJ

A Newly refurbished lock up commercial unit, perfect for an office use.

Situated along the busy Archway Road, recent refurbishment works include a new shop front, re-wiring, new WC facilities and a feature solid wood herringbone floor in the main retail area.

The property is situated within half a mile of Highgate Underground Station (Northern Line).
The unit is being offered with the benefit a new lease and without premium.

RENT: £16,500 PAX



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

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.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

373 Archway Road, Highgate, London N6 4EJ

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Main Area Maximum depth of 27'6 (8.38m) x 12'6 (3.81m) maximum – 11'6 (3.51m) minimum
Herringbone wooden flooring, part panelled walls, recess spot lights to ceiling, door and step up to WC, double glazed door to rear yard – from which there's a further door leading through to rear storage room.

Rear Storage Room 17'3 x 7'9 (5.26m x 2.36m)
Part finished kitchenette with counter top and tiled splash back, and stainless steel sink.

WC Close coupled WC, pedestal wash basin, air extractor (not tested), tiled floor & part tiled wall.

Paved Rear Yard 11'6 x 3'6 (3.51m x 1.07m)

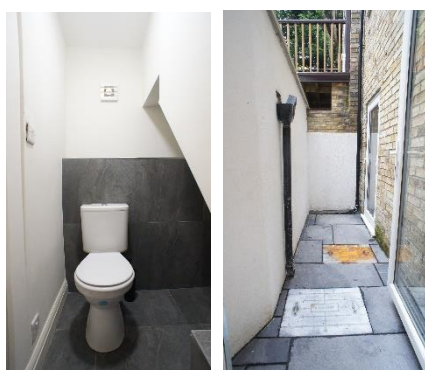
Approximate GIA: 470ft² (43.6m²) + WC

Business Rates: According to the VOA web site, the 2023 Rateable Value is £10,750. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with Haringey local authority: 020 8489 1000

Lease:
New lease - terms to be agreed. No premium.

Legal Fees: Each party to pay their own legal costs.

EPC to follow....



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