



## Business Unit / Creative Space To Let

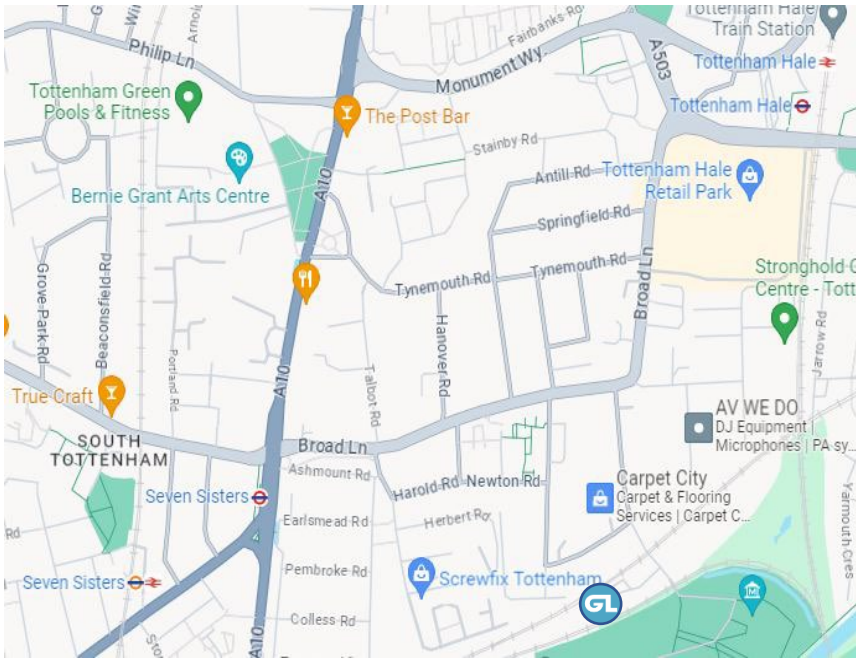
**Unit 7, 41 Markfield Road, London, N15 4QA**

700 SQ FT (65 SQ M.)

**Location:** This self-contained business unit is well located on Markfield Road, just off the A10 one-way system. The location provides fast effective road links, with the North Circular being approximately 2 miles North and Central London approximately 5 miles South of the property. Tottenham Hale (Victoria Line Underground & Overground) & Seven Sisters (Victoria Line Underground & Overground) Stations are both within easy reach of this property.

**Description:** The property comprises of a split level lock up business unit. The property has been recently refurbished throughout with a self contained bathroom & use of shared kitchen. The unit benefits from open plan space with good natural light to the 1<sup>st</sup> floor. There are various local amenities within close reach and the area is popular with creative businesses, light industrial users & small scale ventures.

- GL Good transport links
- GL New Lease
- GL Secure Unit
- GL Newly Refurbished



**Tenure:** Leasehold

**Terms:** A new lease for a term to be agreed.

**Rental:** £1,550 Per Month. (There is an annual uplift in the monthly rent of £50)

**Service Charge and Building Insurance:** Approx. £450 for 2026.

**Rates:** This property should be eligible for full business rates relief subject to satisfying the conditions. For more information please contact the Local Authority (Haringey Council – 0208-489-1700).

**EPC:** Energy Performance Rating TBC.

**Referencing:** A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

**LEGAL COSTS:** Each Party To Be Responsible For Their Own Legal Costs.

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**Viewing & further information**

Strictly by prior appointment

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