

COMMERCIAL ESTATE AGENTS & VALUERS

NEWLY REFURBISHED CHARACTER OFFICE SUITE

1,963 SQ FT APPROX

TO LET

THE COURTYARD, LYNTON ROAD

CROUCH END, LONDON N8 8SL

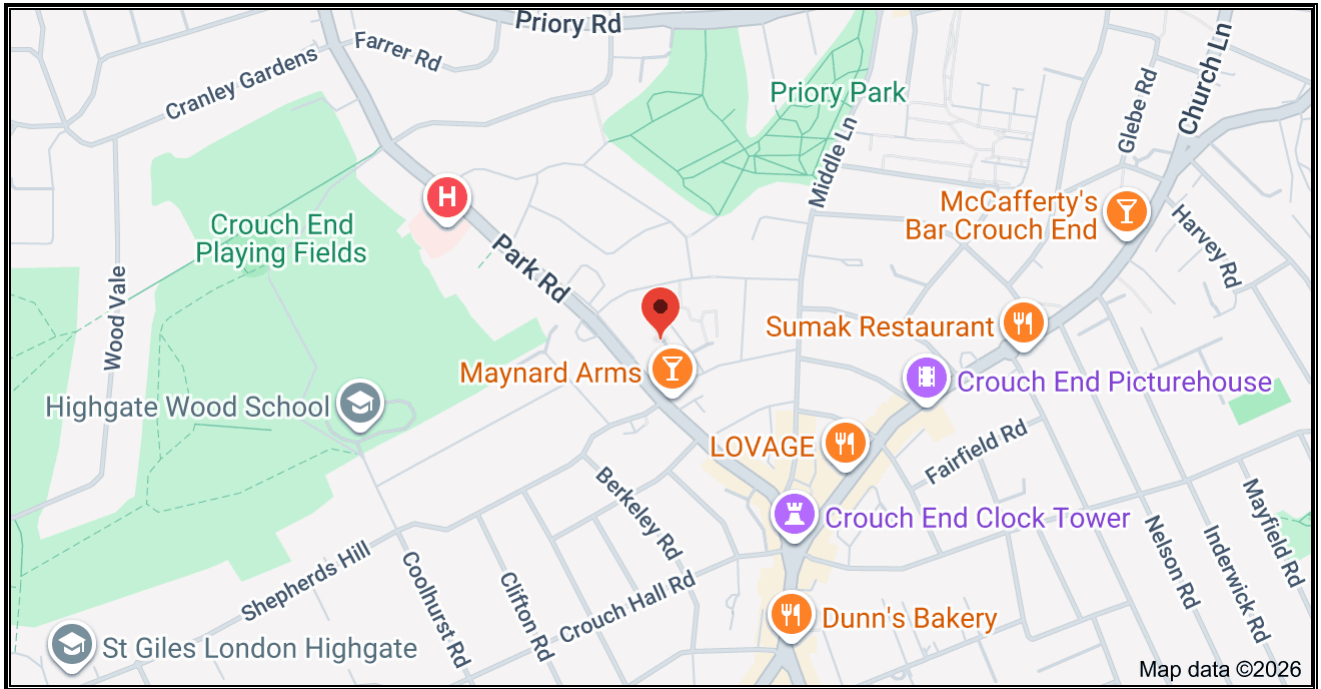


LOCATION

The premises are situated just off Park Road being within a short distance of The Broadway where there are many excellent specialist retailers and restaurants. Excellent road communications are afforded to the Archway Road (A1) and the North Circular Road (A406) all being within easy reach.

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100



ACCOMMODATION Comprises a self-contained offices suite within this gated courtyard office development. The offices are arranged on the first floor and have undergone extensive refurbishment. The suite is arranged as a large open plan area with two private offices and affords the following approximate floor area:

Floor area **1,963 sq ft**

AMENITIES

- * Video entryphone
- * Exposed brickwork
- * LED lighting
- * New carpets
- * Perimeter trunking
- * Gas-fired central heating
- * Fitted kitchen
- * Shared male & female WCs
- * 4 secure car parking spaces

LEASE

A new full repairing and insuring lease to be granted for a term up to 3 years. The parties are to contract out of the Landlord & Tenant Act 1954 (Sections 24-28 inclusive).

RENT

£59,500 per annum **inclusive of business rates.**

EPC

Awaiting

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING

Strictly by appointment through sole agents as above:





“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
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