



## Retail Unit TO LET

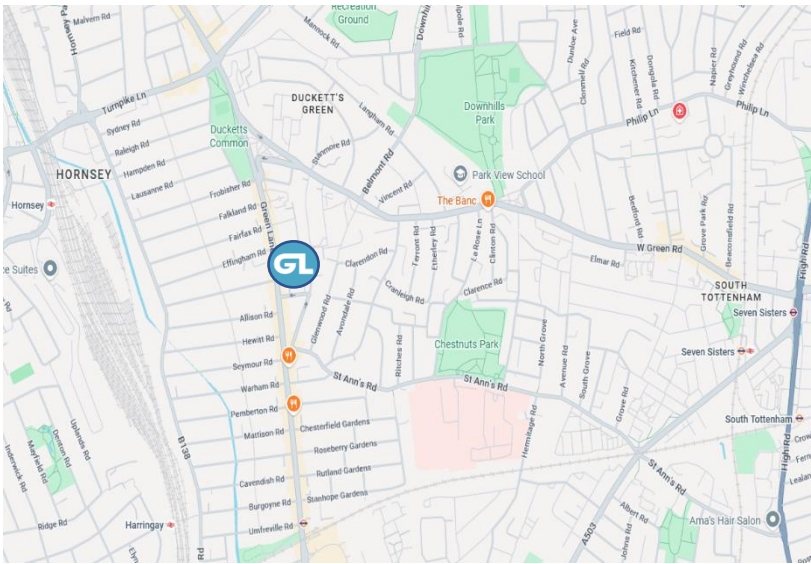
**Ground Floor, 602 Green Lanes, N8 0RY**

400 SQ FT (37 SQ M.)

**Location:** Situated on Green Lanes (A105), between the junctions of Effingham Road and Beresford Road within the sought-after Harringay Ladder, and close to Park Road. The property benefits from excellent transport connections, including nearby Turnpike Lane Underground Station (Piccadilly Line) and Harringay Green Lanes Overground Station, as well as a range of local bus routes providing easy access to the surrounding areas.

**Description:** A newly refurbished, self-contained ground floor office offering a bright open-plan workspace alongside a separate partitioned office. The property also benefits from a kitchenette and WC facilities, with the added advantage of four allocated parking spaces. Available for immediate occupation.

- GL POPULAR LOCATION**
- GL NEW LEASE**
- GL REFURBISHED**
- GL DEMISED PARKING**
- GL NO PREMIUM**
- GL SELF-CONTAINED**



**TENURE:** Leasehold

**TERMS:** A new lease for a term to be agreed with upwards only rent review.

**RENTAL:** £17,500 per annum

**SERVICE CHARGE:** To be confirmed.

**VAT:** VAT to be confirmed.


**INSURANCE:** The insurance contribution is to be confirmed.


**EPC:** The NDEA EPC for this property is 'D' (98).

**RATES:** The current Rateable Value for this property is £6,600 and subject to eligibility should be entitled to full business rate relief. More information can be found [here](#) or by contacting the local authority (Haringey).

**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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