



COMMERCIAL UNIT  
48,345.00 SQ FT

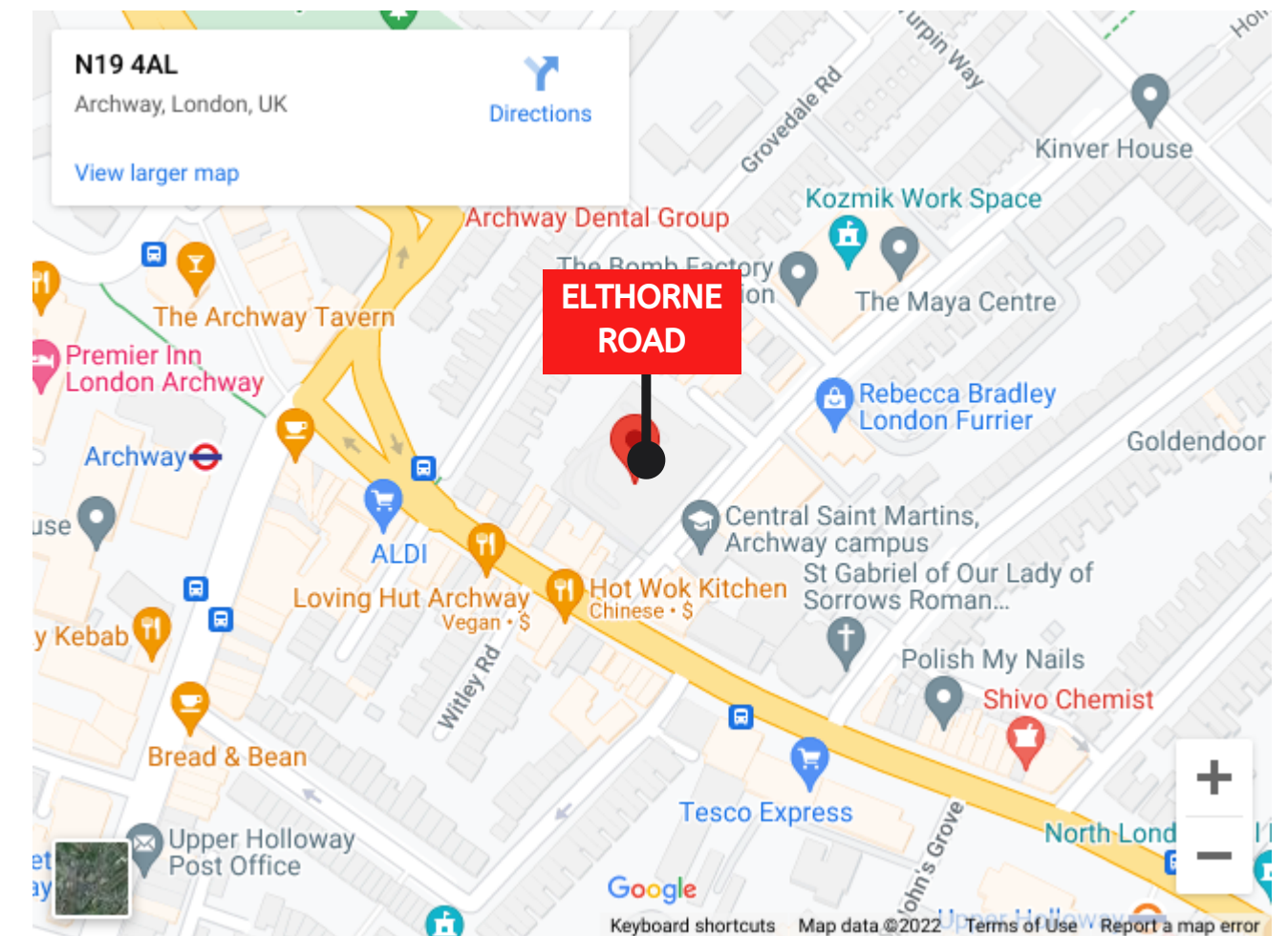
Elthorne Road, London, N19

TO LET



## LOCATION

The site lies on the north-west side of Elthorne Road in close proximity to the junction with Holloway Road.







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### THE PROPERTY

Open plan commercial unit is suitable for creative workspace, light industrial and office use.

The property comprises a prominent ground floor offices, kitchen and WCs.

The unit is closely located to amenities such as shops, coffee shops and restaurants around the area.

Local area is well served by London Transport bus and underground services, with Archway station and Upper Holloway stations both within short walking distance.

Unit benefits from lift, air conditioning, private garden and on site parking.

### RENT

£60,431.25 p/m

### RATES

Interested parties are advised to make their own enquiries to the local Authority.

### VAT

VAT may be applicable.

### FLOOR AREA

48,345.00 sq ft

### GUARANTOR

No

### TERMS

To be let a new lease for a term to be agreed.

### LEGAL COST

Each party to bear their own legal costs.

### EPC

Rating: Band C

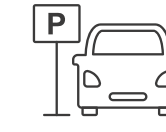
### VIEWING

Please contact us.

### FEATURES



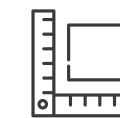
Archway



Car Park



WCs



48,345.00  
SQ FT



Workshop  
Area



Led  
Lights



Kitchen



A/C

Misdescriptions Act 1991

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