

# 62A HIGHGATE HIGH STREET

HIGHGATE, N6 5HX

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FOREST  
REAL ESTATE



# TO LET

## 1,072 SQ FT

### Modern Offices To Let in a Beautiful Courtyard Setting

#### Key Features

- Courtyard Setting
- Self Contained
- Private Rear Gardens
- Security Grills
- Kitchen & Two WCs
- Open Plan
- Parking Available By Seperate Negotiation
- Air Conditioning
- LED Lighting
- Floor To Ceiling Windows

**Manger House, 62a Highgate High Street**  
Highgate, N6 5HX







## Description

This modern self contained office is set over ground and lower ground. The ground floor features floor-to-ceiling windows along with skylights that flood the space with natural light.

Other benefits include; wood flooring, air conditioning, perimeter trunking, LED lighting, under floor heating to lower ground, gas central heating to ground floor, kitchen and two WCs.

Externally there is direct access from lower ground to a courtyard and private gardens within the estate.

## Location

Located in the heart of Highgate Village. Highgate Yard is a unique business setting located in the heart of Highgate Village.

Local occupiers include Gail's, Caffè Nero, Costa, Tesco Express and Pizza Express as well as many independent restaurant, cafes and retailers.

Excellent road communications are afforded via Archway Road (A1) leading into Central London and the City. Highgate Station (Northern Line) is just over 0.5 miles away.

## Parking

Available by separate negotiation at a cost of £2,600 per annum per space.









# Availability

Lease	New Lease
Rent	£35,000 per annum
Rates	Applicants are to make their own enquiries to The London Borough of Haringey.
Service Charge	£5,151.09 per annum
VAT	Applicable
EPC	C (52)

# Contact

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