

TO LET – OFFICE SUITE

(Incl. 4 parking spaces in secure parking structure)



Suite 2, HALE HOUSE, GREEN LANES, N13 5TU

This first floor office fronts Green Lanes, close to the Triangle, and is within quarter of a mile of Palmers Green station.

Green Lanes is a mix of multiple & independent businesses.

Approached from a street entrance door in Lodge Drive, the unit benefits from air conditioning, double glazing and has 4 private offices/meeting rooms, glazed partitioning, 2 storage rooms, as well as kitchen & WC facilities for the sole use of the property (located outside of the measured area). 4 parking spaces in secure parking structure.

RENT: £50,000 PAX (Plus Service Charge)



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

GIA APPROXIMATELY 1,737ft² (161m²)

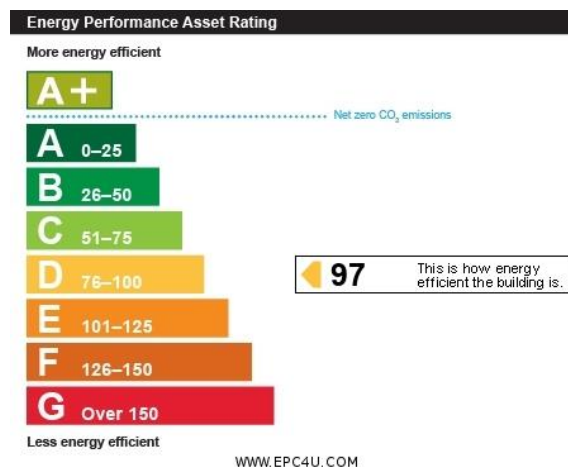
Lease:

New FRI lease, full terms to be agreed,

Legal Fees:

Each party to pay their own legal fees.

Business Rates: According to the VOA web site, from April 2023, The Rateable Value is **£31,750**. This is NOT the amount of rates payable - for the actual amount of rates payable interested parties are advised to make their own enquiries to the Borough of Enfield (020 8379 1000).



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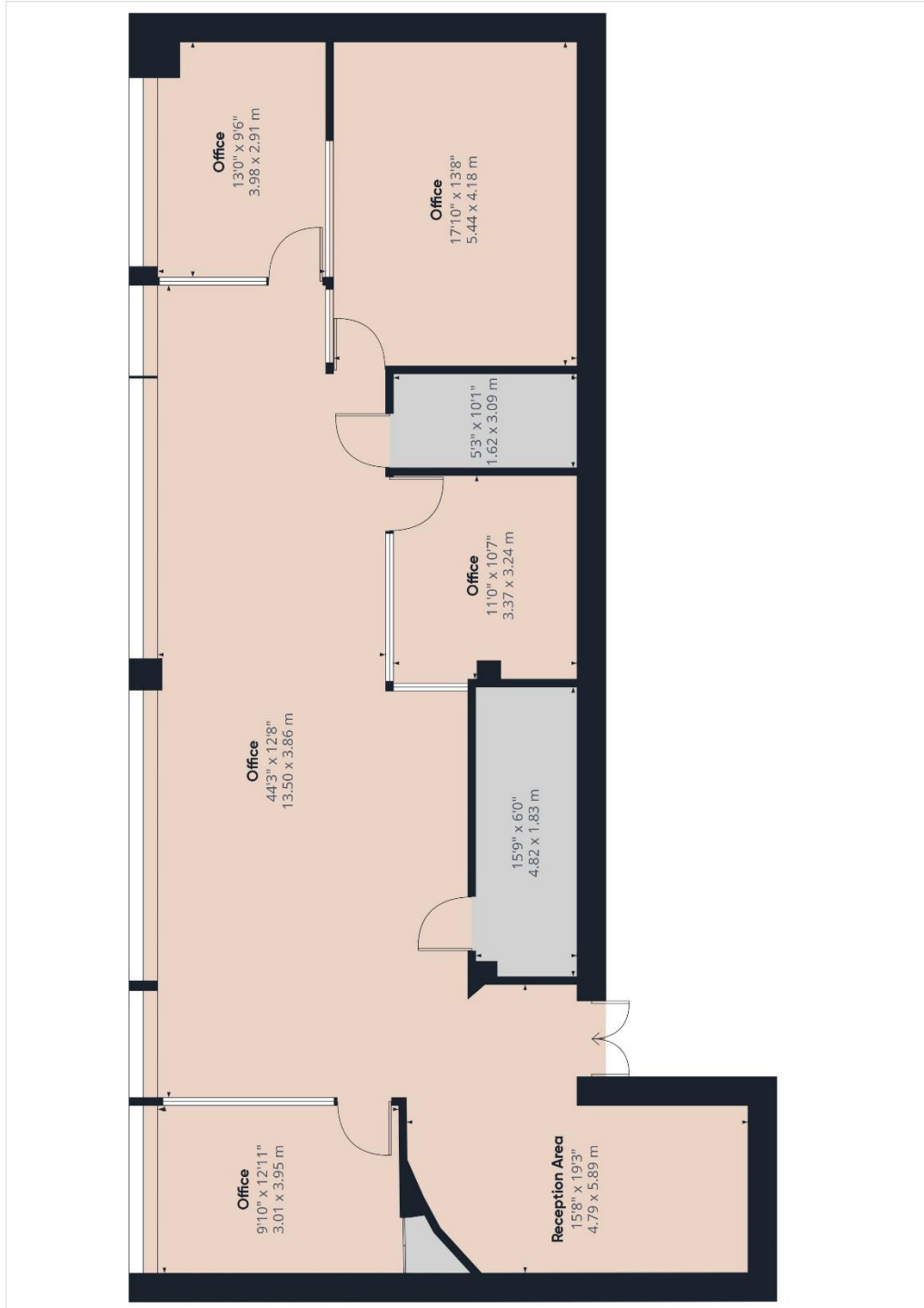
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