

**GROUND FLOOR INDUSTRIAL/OFFICES**

60A Windus Mews

London, N16 6UP

Self-contained Ground Floor Industrial/Offices premises.

To Be Let

1,800 sq ft
(167.23 sq m)

- Clear Space
- Excellent Natural Light
- Three Phase Power
- Male & Female WCs
- Ground Floor Industrial/Offices
- New Lease
- EPC- D79
- Roller shutter loading door

Summary

Available Size	1,800 sq ft
Rent	£46,500 per annum
Rates Payable	£18,588 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Location

The premises are situated on the East side of Windus Mews close to the junctions of Windus Road and Stamford Hill (A10). The premises is within a mixed Residential/Commercial area being a few minutes walk of the main shopping area of Stamford Hill. Transport facilities are good, with Stoke Newington (Overground) Station within a few minutes walk, and serves London Liverpool Street (Underground & Overground) Stations providing easy access to the City of London. Numerous bus routes also serve the area.



N16 6UP

Description

Comprises the ground floor Industrial/Office premises arranged in mainly clear space with two private office areas, benefitting from a rear roller shutter loading door and two further loading doors at the front of the premises. The premises are in need of refurbishment.



Accommodation

Ground Floor Industrial/Offices - 1,800 Sqft (167 Sqm)

Rent

£46,500 pax

Lease

A new proportional Full Repairing and Insuring Lease is to be granted for a term of years to be agreed subject to periodic rent reviews. The Lease is to be granted outside of the security Landlord and Tenant act 1954.



Legal Cost

Each party to bear their own legal costs.



IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through owner's SOLE agents.

Viewing & Further Information



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