

MODERN OFFICES

3-4 Wells Terrace

Unit A-D, Finsbury Park, N4 3JU

Self Contained Office Suites

To Let

164 to 1,405 sq ft
(15.24 to 130.53 sq m)

- Air Conditioning
- Close to Finsbury Park Underground Station
- Fire Alarm System
- Communal Toilets
- Good Natural Light
- Kitchenette

Summary

Available Size	164 to 1,405 sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Description

Comprises Four Self Contained Office Suites arranged on the second floor. Each Suite is arranged in clear space benefiting from excellent natural light, wooden flooring, air conditioning and suspended ceilings. The premises are served by communal toilets and Kitchen facility

Property Highlights / Amenities

- Build Status: Light Refurbishment

Location

The Property is situated on the North East side of Wells Terrace close to the junctions of Clifton Terrace, Fonthill Road, Seven Sisters Road and Stroud Green Road. The immediate vicinity has undergone substantial regeneration with over 300 newly built flats and newly built shops restaurants and bars. Retailers Include Starbucks, Pret a Manger, Marks & Spencer and other local retailers. The newly built Finsbury Park Underground and Overground Stations (Victoria & Piccadilly Lines) is immediately opposite. Finsbury Park bus station is also immediately opposite.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Unit A	487.60	45.30	Let
2nd - Unit B	375.60	34.89	Let
2nd - Unit C	377.80	35.10	Available
2nd - Unit D	164.60	15.29	Available
Total	1,405.60	130.58	

Rent:

- Unit A: Let
- Unit B: Let
- Unit C: £8,700.00 pax
- Unit D: £5,950.00 pax

Lease:

New Full Repairing and Insuring Lease(s) for a term of years to be agreed subject to periodic rent reviews. The Leases are to be granted outside the security of the Landlord and Tenant Act 1954.

Legal Costs:

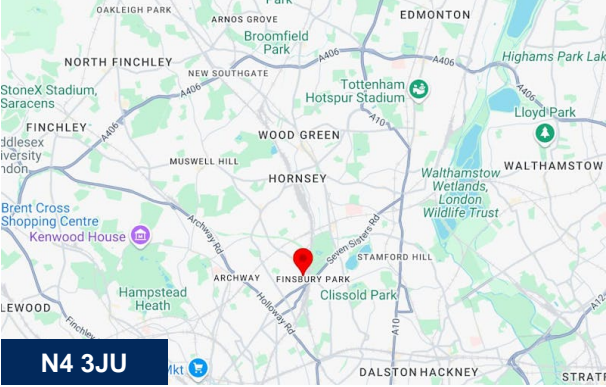
Each party to bear their own Legal Costs.

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 agents as above.



Viewing & Further Information



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