

UNIT 5, XCHANGE POINT

14-26 Market Road, London, N7 9GS

Ground floor commercial space with great frontage available for a variety of E use class occupiers.

1,074 SQ FT

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Summary

Available Size	1,074 sq ft
Rent	£32,000 per annum
Rates Payable	£13,473 per annum
Service Charge	£2,685 per annum
VAT	Applicable
EPC Rating	B (30)

Key Features

- 13m Frontage
- Use class E
- 5 parking spaces available to rent
- Private Office
- Meeting Room
- Tea Point
- WC
- Air conditioning
- Plenty of natural light

Description

This modern self contained ground floor office/showroom has excellent frontage spanning 13 metres providing plenty of natural light throughout the property.

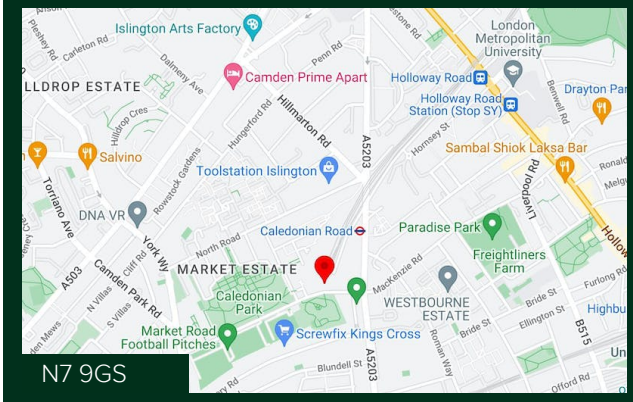
The property includes a glass partitioned office and meeting room which benefits from air conditioning, as well as a WC.

5 parking spaces located in a gated car park are also available to rent.

Location

Property is located within a few minutes walk from Caledonian Road Underground Station (Piccadilly Line).

There is great local amenities in the area such as Sainsbury's Local, Tesco Express, Costa Coffee and Starbucks.







Viewing & Further Information

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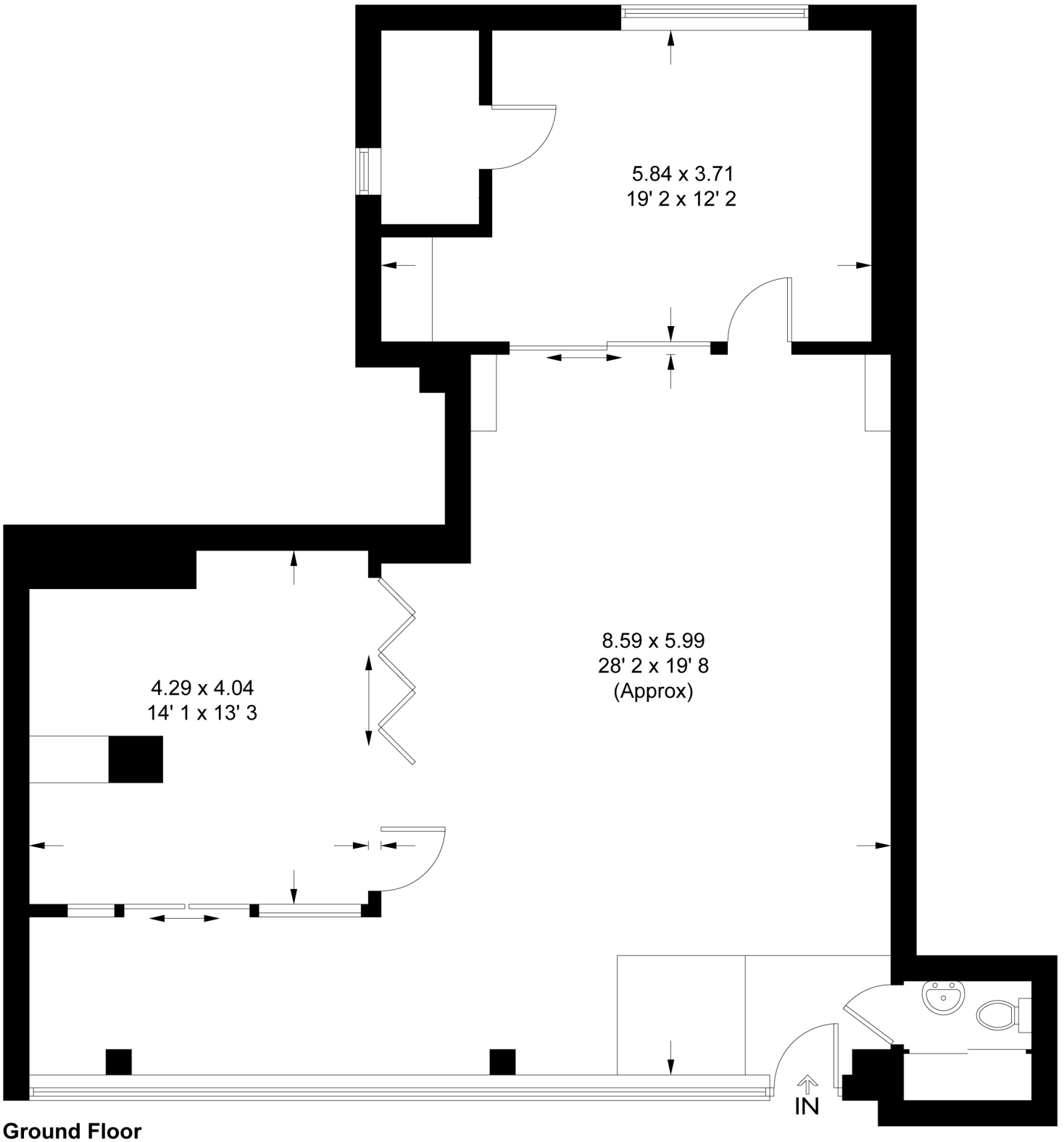
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Xchange Point

Approximate Gross Internal Area = 1074 sq ft / 99.8 sq m



Ground Floor

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