

18-20 MARKET ROAD

LONDON, N7 9PW

FOREST

REAL ESTATE

TO LET

1,650 SQ FT

Ground Floor Commercial Space With Great Frontage - Suit Variety of E Use Class Occupiers

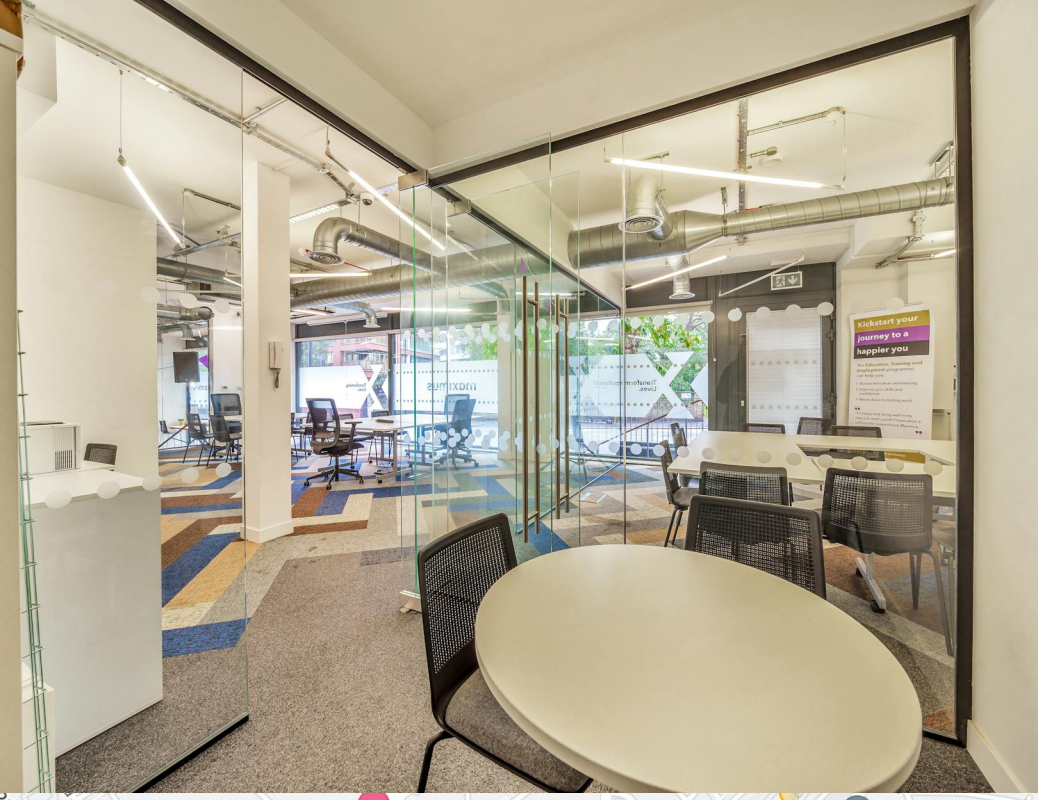
Key Features

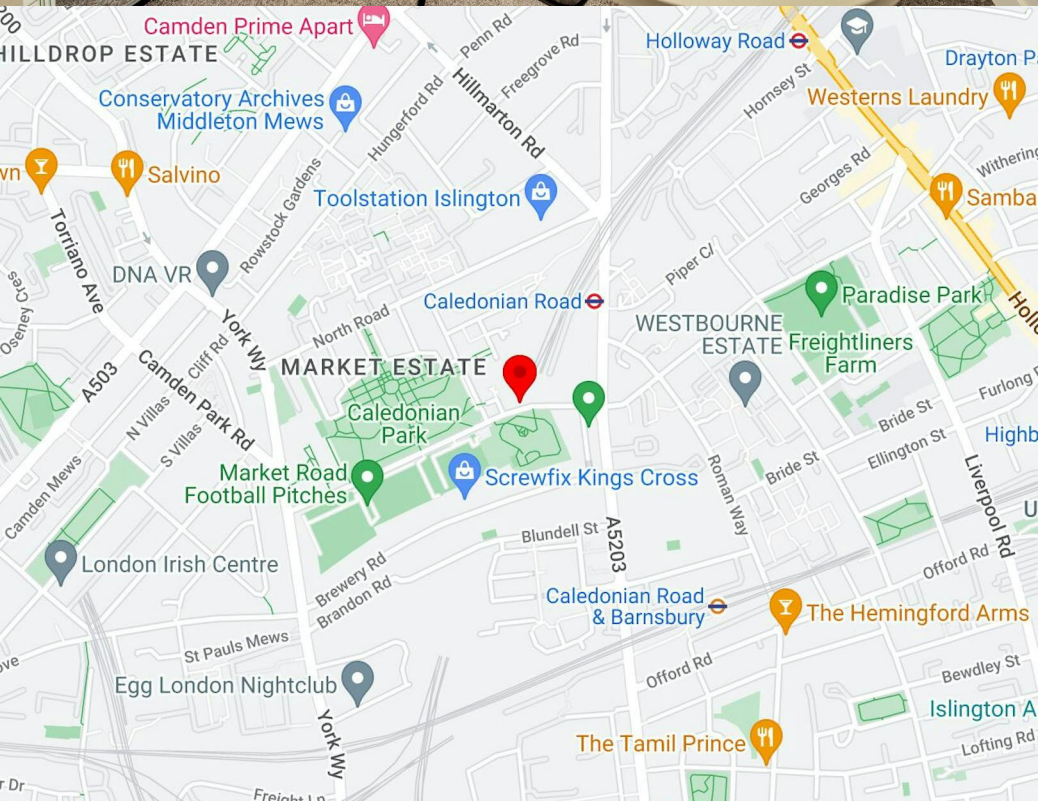
- Use Class E
- Air Conditioning
- 5 Parking Spaces Available By Seperate Negotiation
- Glass Partitioned Offices
- DDA Compliant
- Good Natural Light
- 16m Frontage
- LED Lighting





3-4 Xchange Point, 18-20 Market Road
London, N7 9PW





Description

This contemporary ground-floor office space is versatile and suitable for retail uses as well. Its impressive 16-meter-wide frontage ensures ample natural light throughout the property.

Inside, you'll find four glass-partitioned office and meeting rooms, all equipped with air conditioning for added comfort. Additionally, the property boasts two WCs, one of which is DDA compliant. Other advantages of this space include a fully equipped kitchen, a security alarm, intercom, energy-efficient LED lighting, underfloor trunking, and exposed service elements.

There are five parking spaces available for rent in a secure gated car park on the premises.

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.


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Availability

Lease	New Lease
Rent	£54,000.00 per annum
Rates	£7,734.50 per annum
Service Charge	£4,100 per annum Approximately.
VAT	Applicable
EPC	C (62)

Contact

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