

**MODERN FOURTH FLOOR OFFICES****113-115 Fonthill Road, N4****Finsbury Park, N4 3HH**

## **Fourth Floor Offices**

## **Fonthill Road**

## **To Let**

**2,527 sq ft**  
(234.77 sq m)

- Disabled Access
- Kitchenette
- Excellent Decorative Condition
- Excellent Natural Light
- New Passenger Lift
- Toilets & Shower Facilities
- Electric Heating
- Tiled Lino Flooring



Summary

Available Size	2,527 sq ft
Rent	£57,500 per annum
Rates Payable	£19,461 per annum
Service Charge	£2,500 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Location

The property is situated on the North East side of Fonthill Road, close to the junctions of Wells Terrace and Seven Sisters Road. The immediate area has undergone a complete regeneration with many new developments of residential and commercial new build. Transport facilities are excellent with Finsbury Park Station (London Underground Victoria & Piccadilly Lines and National Rail) being within a couple of minutes’ walk. Numerous bus routes also serve the area.

Description

Comprises the fourth floor offices currently partitioned into various private and general office areas. The premises benefit from electric heating, tiled Lino flooring, excellent natural light, good decorative condition, toilets, shower and kitchen facilities. The Building benefits from a new passenger lift serving all floors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	2,527	234.77	Available
Total	2,527	234.77	

Rent:

£57,500.00 pax

Lease:

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

Legal Costs:

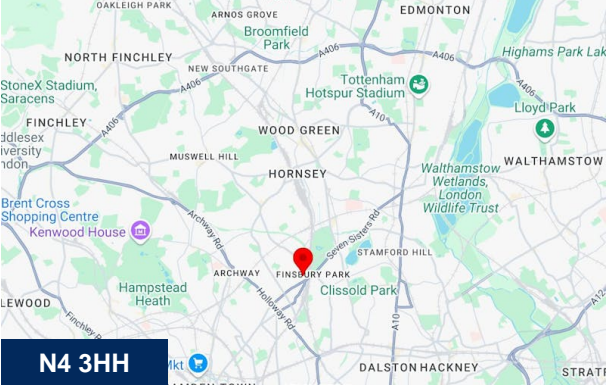
Each party to bear their own Legal Costs.

Identification:

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

Viewing:

Strictly by appointment through owner’s Sole agents as above.



Viewing & Further Information



**Paul Stone**  
0207 482 1203 | 079 7384 5462  
paul.stone@christo.co.uk



**Sofoklis Michael**  
02074821203 | 07384638081  
sofoklis.michael@christo.co.uk

