

**SELF CONTAINED REFURBISHED OFFICES**

## 128-130 Seven Sisters Road

London, N7 7NS

### **Self Contained Newly Refurbished First Floor Offices**

**To Let**

**2,545 sq ft**  
(236.44 sq m)

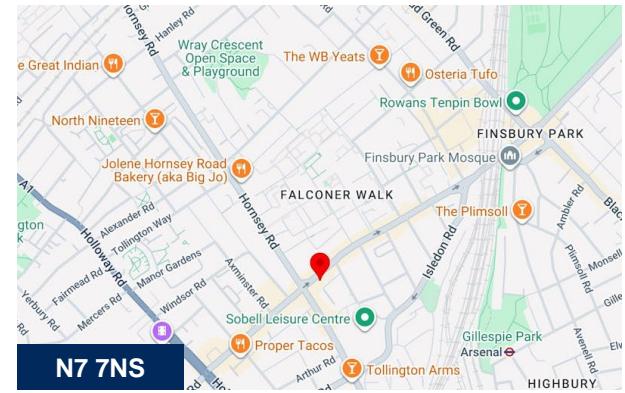
- First Floor Offices
- Self Contained
- Newly Refurbished
- Ideal For Photographic Studio
- Male & Female WCs
- Gas Central Heating
- Good Natural Light
- Double Glazing

## Summary

Available Size	2,545 sq ft
Rent	£35,000 per annum
Rates Payable	£21,462 per annum
Service Charge	£1,900 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

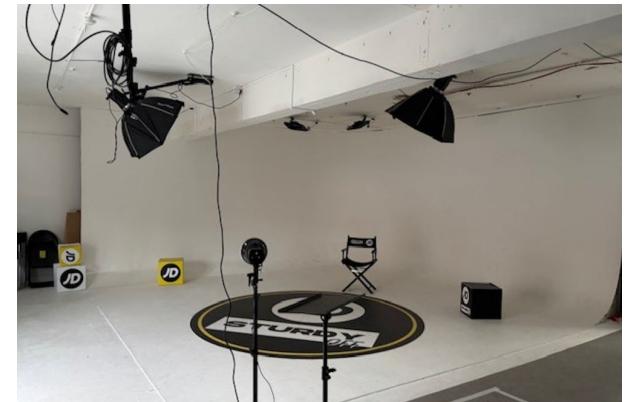
## Location

The property is situated on the North East side of Seven Sisters Road, close to the junctions of Hornsey Road and Thane Villas. The property is within walking distance of the newly regenerated Fonthill Road area with its array of new shops and restaurants. Finsbury Park Station (London Underground Victoria & Piccadilly Lines and National Rail) is also within walking distance. Numerous bus routes serve the area.



## Description

Comprises self contained offices arranged in clear space. The premises have been newly refurbished by the current tenants and would ideally suit a creative/media company.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor Office	2,545	236.44	Available
<b>Total</b>	<b>2,545</b>	<b>236.44</b>	

## Rent

£35,000 pax



## Lease

A new proportional Full Repairing and Insuring Lease to be granted 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.

## Viewings

Strictly by appointment through owner's agents as above.

## Viewing & Further Information



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