

PRIME MODERN OFFICES

5-7 Wells Terrace, Unit 5 & 7

London, N4 3JU

Prime Modern Offices

To Let

1,325 to 2,725 sq ft
(123.10 to 253.16 sq m)

- Wooden Flooring
- Multiple Private Work Stations
- Good Natural Light
- Lift Access Serving All Floors
- Entryphone System
- 24 Hour Access
- Air Conditioning
- Few Minutes Walk From Finsbury Park Station (Overground & Underground)

Summary

Available Size	1,325 to 2,725 sq ft
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	D (91)

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 opposite.

Description

Comprises self contained offices on the first and second floors currently partitioned into various private and general office areas. The premises benefit from wooden and carpet flooring, excellent natural light, good decorative condition, toilets 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
1st - Unit 5	1,325	123.10	Available
2nd - Unit 7	1,400	130.06	Available
Total	2,725	253.16	

Rent

Unit 5 - £30,500 pax
Unit 7 - £31,500 pax

Service Charge

Unit 5 - £1,105.62
Unit 7 - £1,220.62

Buildings Insurance

Unit 5 - £190.68 pax
Unit 7 - £217.50 pax

Lease

New proportional Full Repairing and Insuring Lease(s) to be granted 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

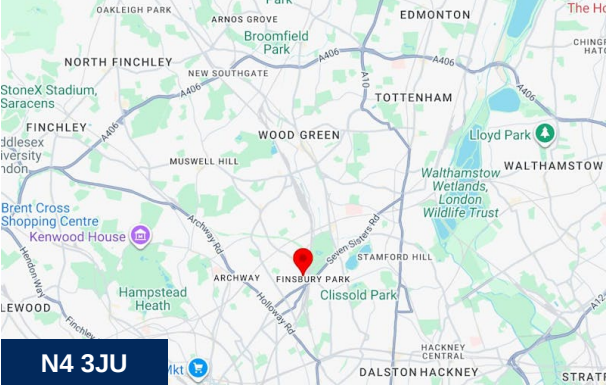
Both parties legal costs are to be borne by the ingoing tenants.

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 agents as above.



Viewing & Further Information



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