

## Berol House, 25 Ashley Road, N17 9LJ

Office to let – 1,144 to 4,750 sq. ft.



### LOCATION

Berol House is located at the northern end of Ashley Road, which provides access to the North Circular (A406) and High Road Tottenham (A10) in the south. Tottenham Hale National Rail and Underground Stations are a short walk to the south and offer connections to Central London on the Victoria Line (King's Cross Station in 10 minutes).

### DESCRIPTION

Built in 1907, Berol House comprises a mixed use building of traditional masonry construction, arranged over three floors and offers office and retail space.

The Ground, 1<sup>st</sup> and 2<sup>nd</sup> floors have been split to offer a series of smaller office spaces which have been occupied by tenants including North London Waste Authority, Migrant Resource Centre and Seafarer Holidays.

### TRANSPORT LINKS

|                  |   |               |
|------------------|---|---------------|
| Tottenham Hale   |  | 1 minute walk |
| King's Cross     |  | 10 minutes    |
| Oxford Circus    |  | 12 minutes    |
| Liverpool Street |  | 12 minutes    |
| Stratford        |  | 10 minutes    |
| Stansted Airport |  | 35 minutes    |

### AMENITIES

The accommodation benefits from the following amenities:

- 24 hour access
- Accent lighting
- Air conditioning
- Controlled access
- Kitchen
- Property manager on site
- Security system

### AVAILABILITY

| Floor           | Unit  | Size (sq. ft.) | Rates |
|-----------------|-------|----------------|-------|
| Ground          | 1     | 4,750          | £5.60 |
| 1 <sup>st</sup> | 2E-2H | 3,744          | £5.20 |
| 2 <sup>nd</sup> | 3C-3D | 1,144          | £7.74 |
| 2 <sup>nd</sup> | 3I-3J | 1,230          | £5.83 |
| 2 <sup>nd</sup> | 3K-3L | 2,300          | £4.59 |
| 2 <sup>nd</sup> | 3I-L  | 3,530          | £5.02 |

### TERMS

Available by way of a new lease directly from the landlord.

**Rent:** £22.50 per sq. ft.

**Rates:** £4.59 to £7.74 per sq. ft.

**Service charge:** £3.00 per sq. ft.

## CONTACT

For further information or to arrange a viewing please contact:

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## PHOTOGRAPHS





## FLOORPLANS

### Ground Floor Unit 1:



### 1st Floor Units 2E – 2H:

