



GILMARTIN LEY

# Office / Studio / Workshop Unit For Sale London N22

Approximately 94 years unexpired lease

Unit 3, Neville Place,

LONDON, N22 8HX



## Area

Gross Internal Area: 215 sq.m. (2,309 sq.ft.)

## Price

Guide price £495,000 subject to contract



## Property Description

The subject property comprises a self contained studio / office / workshop unit arranged over ground & first floors and is suitable for a variety of uses.

The ground floor is currently used as a workshop and for storage.

The first floor is predominantly open plan with two partitioned offices, kitchen and WC facilities.

The property has gas-fired central heating throughout and some comfort cooling.

- > Well-presented office / studio / light industrial space suitable for a variety of uses
- > Potential to install loading door or glazed bi-fold door 2.59 metres (wide) x 3.28 metres (high)
- > Gas central heating
- > Part comfort cooling
- > WC and kitchen facilities
- > Security roller shutters

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	125.34	1,349	
First Floor	89.18	959	



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## Property Location

The property is situated on the north side of Neville Road which runs west from Wood Green High Road (A105).

Communications to the property are excellent; Wood Green London Underground Station is less than 500 metres to the south of the property, providing easy access to Central London and a journey time to Kings Cross Station of only 13 minutes.

Alexandra Palace Railway Station which is 750 metres to the south-west provides services to London Moorgate Station with a journey time of around 20 minutes.

There are good connections to the main road networks, with the North Circular Road (A406) located only 1.23 kilometres (0.76 miles) to the north.

**2017 Rateable Value** £17500.00

**Estimated Rates Payable** £7455 per annum

**Service Charge p.a.** TBC

**Terms** Sale of 125 year long lease from 30th April 1987 with vacant possession.

The property is not elected for VAT

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** London Borough of Haringey

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/25849>  
125 Year Lease from 30th April 1987  
Energy Performance Certificate

**Last Updated:** 22 Feb 2018

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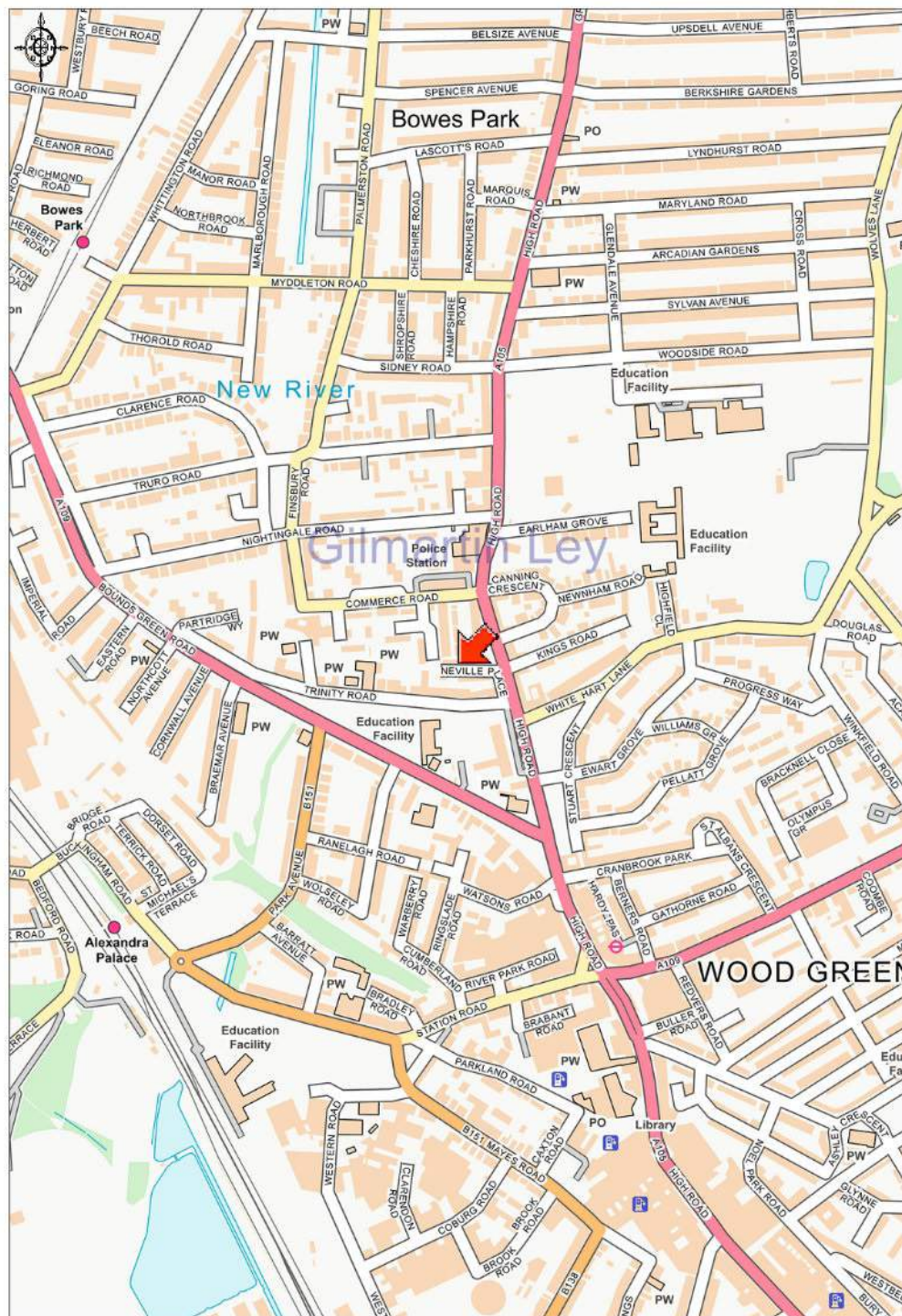


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<http://www.gilmartinley.co.uk/properties/for-sale/offices-b1/wood-green/london/n22/25849>

Our ref: 25849

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



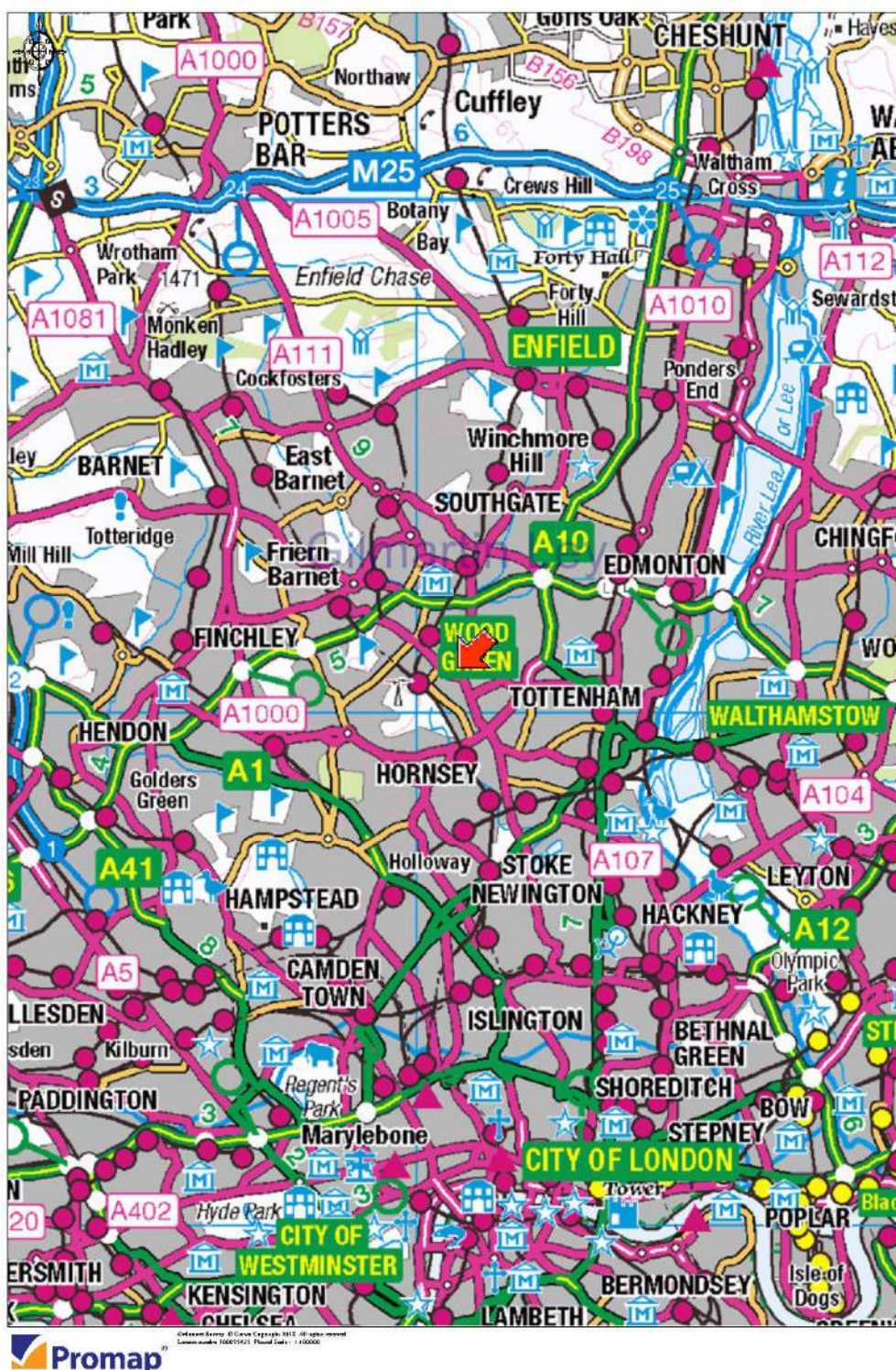


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<http://www.gilmartinley.co.uk/properties/for-sale/offices-b1/wood-green/london/n22/25849>

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Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



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