

**NEW BUILD OFFICES  
TO BE LET**

**1,015 Sq Ft (94 Sq M)**

**CLARENDON ROAD, WOOD GREEN, LONDON N8**



**LOCATION:** The property is situated on the North side of Hornsey Park Road and Clarendon Road, close to the junctions of Turnpike Lane, Hornsey High Street and Wightman Road. Transport facilities are good with Turnpike Lane Underground Station (Piccadilly Line) being close by. Numerous bus routes also serve the area.

**DESCRIPTION:** The premises comprise new build modern offices arranged on the ground floor of this prominent new development benefiting from excellent natural light.

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66-70 Parkway, London NW1 7AH

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### ALL DIMENSIONS ARE APPROXIMATE

Ground Floor	1,015 Sq Ft (94 Sq M)
TOTAL	1,015 Sq Ft (94 Sq M)

AMENITIES:	<ul style="list-style-type: none"><li>* Air Conditioning</li><li>* Double Glazed Window Frontage</li><li>* Rendered Walls Painted &amp; Finished</li><li>* Cabling</li></ul>	<ul style="list-style-type: none"><li>* Kitchen</li><li>* Lighting</li><li>* Wooden Flooring</li><li>* WC</li></ul>
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### TERMS:

LEASE:	A new Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic rent reviews.
RENT:	£30,000 per annum exclusive
LEGAL COSTS:	Each party to bear their own legal costs.
EPC:	Attached and sent separately.
VIEWING:	Strictly by appointment through owner's SOLE agents as above.

### SUBJECT TO CONTRACT

**Contact**  
**Mert Seyhan**  
**020 7482 1203**  
[mert.seyhan@christo.co.uk](mailto:mert.seyhan@christo.co.uk)

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