

**FOR SALE**  
**BUSINESS UNITS**  
**106.8 Sq M (1,149 Sq Ft)**  
**TO**  
**323.6 Sq M (3,481 Sq Ft)**



Photo above of fitted out show unit

**1A BEDFORD ROAD**  
**LONDON N15 4HA**

See important notice overleaf

**020 8367 5511**

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## 1A BEDFORD ROAD LONDON N15 4HA

### DESCRIPTION & SITUATION

The premises comprise part of the ground floor and basement of a part four & part five storey development, being undertaken by London & Quadrant Housing Trust.

The site is located at the junction of Bedford Road and West Green Road in a predominantly residential area, but there is Lawrence Road industrial area close by. Local bus routes are immediately available in Seven Sisters Road Railway Station (London Liverpool Street) and Victoria line underground station is within half a mile distance.

### FEATURES

- THE 3 UNITS ARE IN THE COURSE OF CONSTRUCTION AND WILL BE FINISHED TO A SHELL AND CORE FINISH.
- ALL MAINS SERVICES PROVIDED TO INCOMING METER POSITIONS.
- ONE CAR PARKING SPACE TO BE ALLOCATED TO EACH UNIT.

### FLOOR AREAS

All dimensions and areas are approximate only

	sq m	sq ft
<b>PLOT A:</b> Ground Floor	64.6	( 695)
Basement	<u>43.8</u>	( 471)
	108.4	(1,166)
<b>PLOT B:</b> Ground Floor	64.6	( 695)
Basement	<u>43.8</u>	( 471)
	108.4	(1,166)
<b>PLOT C:</b> Ground Floor	64.6	( 695)
Basement	<u>42.2</u>	( 454)
	106.8	(1,149)
<b>Total Gross Internal Area</b>	<b>323.6</b>	<b>(3,481)</b>

### TERMS

A new full repairing and insuring lease will be granted for a term to be agreed. With upward only rent reviews at every fifth year.

### PRICE

Our client will grant a 125 year lease at a fixed peppercorn ground rent:

Plot A - £130,000      Plot B - £130,000      Plot C - £128,000

VAT is applicable

### RATES

To be assessed

### LEGAL COSTS

Both parties legal costs are to be borne by the incoming tenant/purchaser.

### VIEWING

Contact  
BOWYER BRYCE  
Paul Quy  
020 8370 2539

Ref: 011329

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### Important Notice

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