

TO LET

FACTORY/WAREHOUSE PRODUCTION/OFFICE SPACE

2,257 SQ FT/3,051 SQ FT



**70 HAMPDEN ROAD
LONDON
N10 2NX**

See important notice overleaf

020 8367 5511

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Also at:

The Business & Technology Centre
Bessemer Drive
Stevenage, Herts SG1 2DX
T: 01438 816396
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50 Conduit Street
London
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T: 020 7734 4300
F: 020 7734 4301

70 HAMPDEN ROAD, LONDON N10 2NX

DESCRIPTION & SITUATION A very well decorated and self contained single storey office building with open plan and cellular offices.

The property is situated in a residential road just off Colney Hatch Lane (B550) which leads up to Muswell Hill Broadway with excellent shopping facilities. Muswell Hill Golf Course together with Alexandra Park is within easy reach. The location also provides excellent access to all parts of North and East London via the North Circular Road (A406) which is within five minutes drive time.

- FEATURES**
- SUPERBLY REFURBISHED AND DECORATED OFFICE ACCOMMODATION**
 - WOOD LAMINATE FLOORING THROUGHOUT**
 - CATEGORY II LIGHTING**
 - AIR CONDITIONING UNITS**
 - 3 WCS**
 - GAS FIRED CENTRAL HEATING**
 - KITCHENETTE FACILITY**
 - ON SITE CAR PARKING WITH UNRESTRICTED PARKING OUTSIDE**
 - POTENTIAL FOR DOCTOR'S SURGERY, VETINARY SURGERY, OR OTHER SPECIALIST USES SUBJECT TO NECESSARY PLANNING PERMISSION**

FLOOR AREAS All dimensions and areas are approximate only (gross internal area)

	(sq m)	sq ft
Ground Floor (Part)	209.72 sq m	2,257 sq ft
Or Total Ground Floor available	283.44 sq m	3,051 sq ft

TERMS A new fully repairing and insuring lease for a period of five years outside the security of tenure provisions of the Landlord and Tenant Act 1854 as amended.

RENT On application
SUBJECT TO CONTRACT

RATES To be advised

LEGAL COSTS Both parties legal costs to be borne by the ingoing tenant.

VIEWING Strictly by appointment through
BOWYER BRYCE
Paul Quy
020 8370 2539
paul.quy@bowyerbryce.co.uk

Ref: 011720

Important Notice

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