



AVAILABLE TO LET

Ground Floor Office Premises

Carysfort Road, London, Greater London N16 9AA

Ground Floor (rear) Office Premises

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The available accommodation comprises the ground floor of this attractive newly-refurbished, period warehouse building located within secured development. This office has been fitted to a high specification and provides kitchen, bathrooms and outside area.

Rent	£29,500 per annum
S/C Details	TBC
Est. rates payable	£13,380 per annum
Building type	Office
Planning class	B1
Available from	12/07/2018
Size	1,160 Sq ft
Lease details	New lease available on flexible terms, to be contracted outside the provisions of the Landlord & Tenant Act 1954.
EPC certificate	Available on request

Marketed by: Tarn & Tarn

For more information please visit:
<http://example.org/m/10529-ground-floor-office-premises-carysfort-road>



Self-Contained Unit

—

GCH

—

Bathrooms

—

BT

—

Outside Space

—

Kitchen

—

Gated Development

—

Laminate/Carpet Flooring







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Data provided by Google

Floors & availability

Floor	Size sq ft	Status
Ground Floor	1,160	Available

Location overview

The property is located on the north side of Carysfort Road, close to its junction with Albion Road. The area is well-served by local amenities, with numerous shops, restaurants and cafés close by. Arsenal (Piccadilly), Cannonbury (Overground) and Dalston Kingsland (Overground) stations are close by, and the property is well served by numerous bus services in the immediate vicinity.

Airports

7 miles from London City; 17 miles from London Heathrow

National rail

1 mile from Canonbury; 1 mile from Dalston Kingsland; 1 mile from Rectory Road

Tube

13 minutes from Canonbury; 14 minutes from Dalston Kingsland; 15 minutes from Rectory Road; 16 minutes from Stoke Newington; 16 minutes from Arsenal

Estimated rates

£13,380.00 per annum

Estimated service charge

TBC

Viewings

By Appointment Only

Legal costs

Each party to bear their own legal costs

Planning class

B1

Lease summary

New lease available on flexible terms, to be contracted outside the provisions of the Landlord & Tenant Act 1954.

EPC

Available on request

Notes:



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Quote reference: RENT-10529

MISREPRESENTATION ACT – THESE DETAILS AND THE DESCRIPTION AND MEASUREMENTS HERIN DO NOT FORM ANY PART OF ANY CONTRACT AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED.