

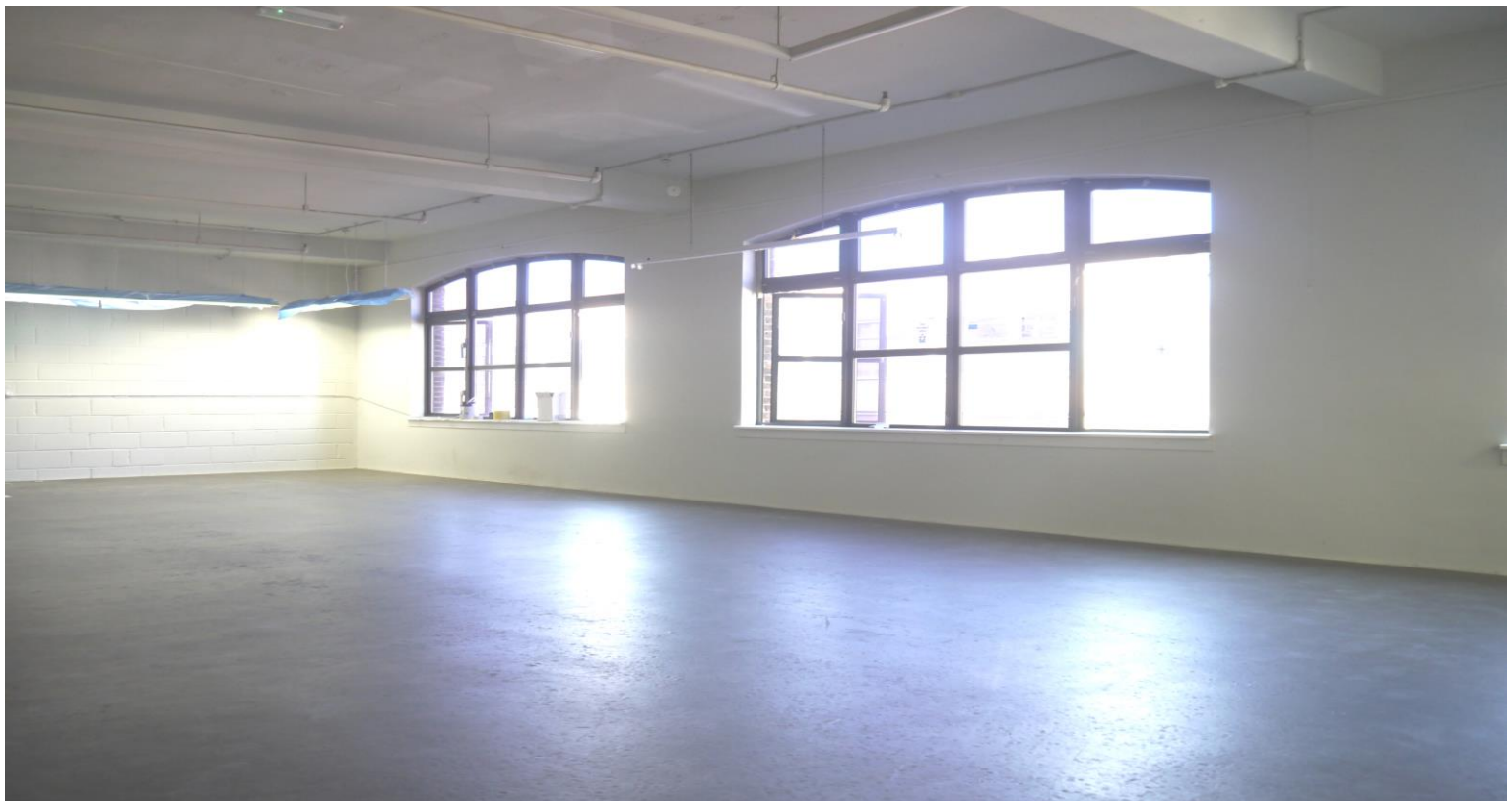
# TO LET



STUDIOS WITHIN A CHARACTER BUILDING  
AVAILABLE ON A FLEXIBLE TERMS

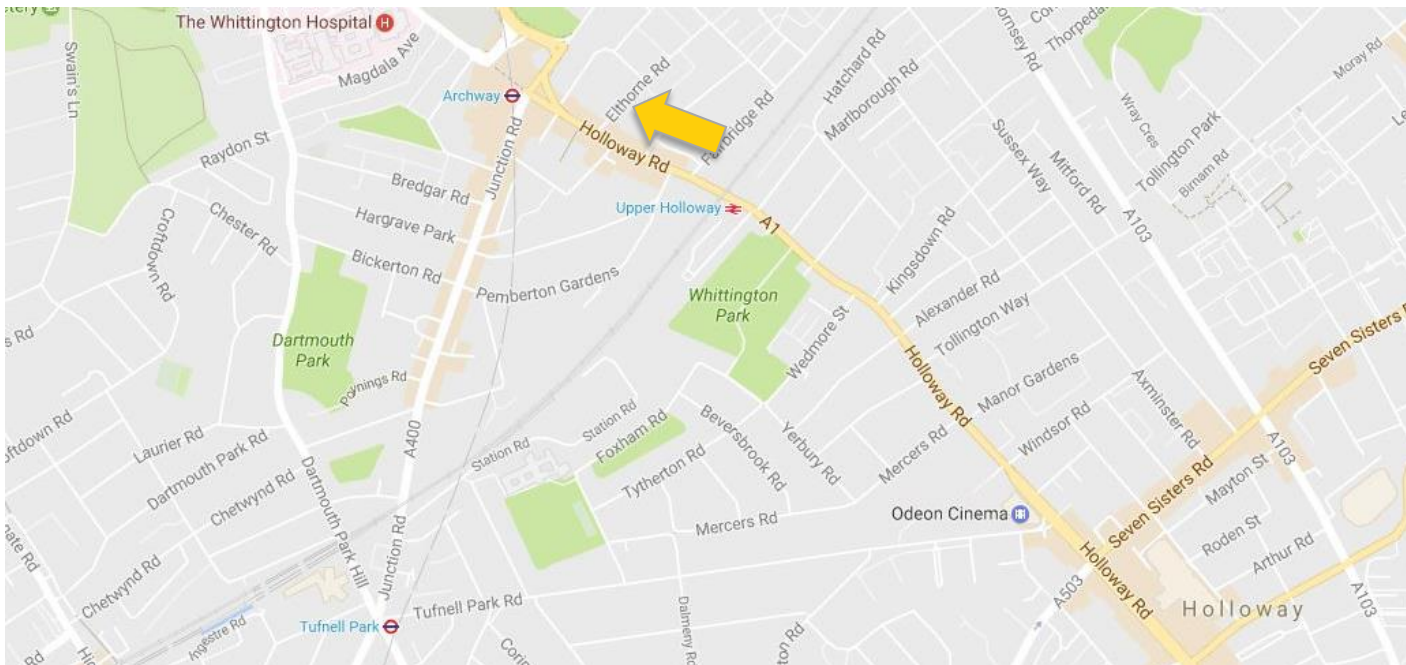
BELLSIDE HOUSE, 4 ELTHORNE ROAD, LONDON N19 4AJ

486 – 5,274 FT<sup>2</sup> (45 - 490 M<sup>2</sup>)



# BELLSIDE HOUSE

## 4 ELTHORNE ROAD, LONDON N19 4AJ



### Transport

| Station        | Line       | Distance (m) | Walk Time* (mins) |
|----------------|------------|--------------|-------------------|
| Archway        | Northern   | 300          | 3                 |
| Upper Holloway | Overground | 400          | 5                 |
| Tufnell Park   | Northern   | 1,200        | 16                |

### Accommodation

|                      | ft <sup>2</sup> | m <sup>2</sup> |
|----------------------|-----------------|----------------|
| First Floor - Unit 1 | 486             | 45.2           |
| First Floor - Unit 2 | 4,788           | 444.8          |
| <b>Total</b>         | <b>5,274</b>    | <b>490</b>     |

The first floor units benefit from excellent ceiling heights and natural light as well as lift access and a concierge service. Car parking is available on request.

### Rent

£17.50 per ft<sup>2</sup>

### Service Charge

Budget 2017/18: £5.31 per ft<sup>2</sup> approx.

### Business Rates

Rates Payable 2018/19: c£4.00 per ft<sup>2</sup>

Tenants may be eligible for small business relief however should make their own enquiries.

### Leases

A new lease is available direct from the landlord on flexible terms, to be contracted outside the Landlord and Tenant Act 1954.

### EPC

Available on request

### Legal Costs

Each party to bear their own legal costs.

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the disposal of the property.

**strettons.co.uk**

### Viewing

By appointment with sole agents  
**Strettons**  
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 London  
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 T 020 7375 1801

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