



Business Unit / Creative Space To Let

Unit 4, 41 Markfield Road, London, N15 4QA

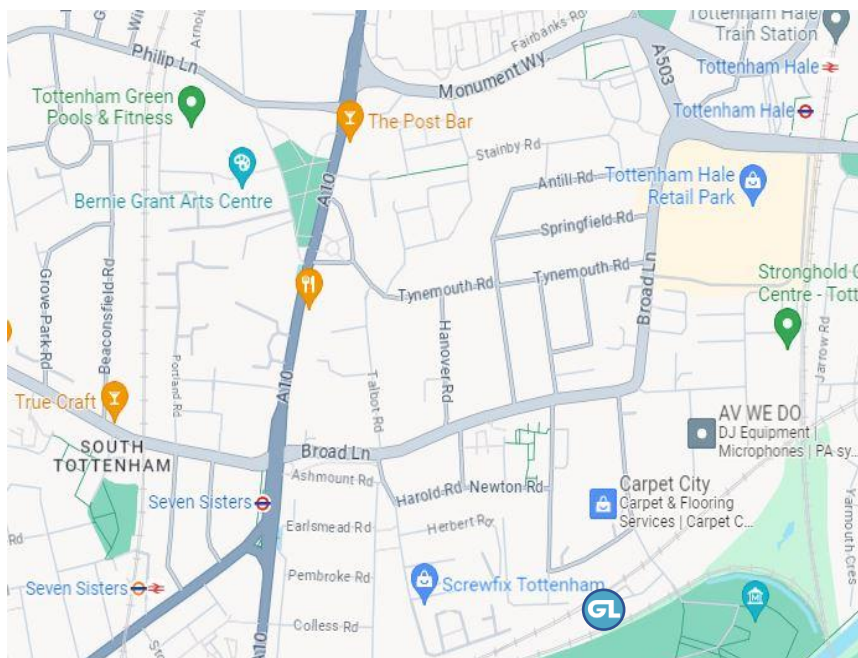
700 SQ FT (65 SQ M.)

Location: Conveniently located on Markfield Road, just off the A10 one-way system, the property enjoys excellent road links. The North Circular (A406) is approximately 2 miles to the north, while Central London is just 5 miles to the south, offering efficient access by car. Public transport is also easily accessible, with both Tottenham Hale and Seven Sisters stations (Victoria Line Underground & Overground) within close proximity, connecting you swiftly to key destinations across the capital.

Description: This refurbished split-level lock-up business unit offers a bright, open-plan workspace ideal for creative enterprises. The unit includes a self-contained kitchen and bathroom and benefits from excellent natural light on the first floor, creating an inspiring environment for work. The property is situated in an area popular with the local art scene, light industrial users, and small-scale ventures, with a range of local amenities close by. Perfectly suited for startups, studios, or other creative businesses seeking flexible and functional space in a vibrant community.

-  **Good transport links**
-  **Secure Unit**
-  **New Lease**
-  **Refurbished**

[CLICK HERE FOR A VIDEO TOUR OF THIS PROPERTY](#)



Tenure: Leasehold

Terms: A new lease for a term to be agreed.

Rental: £1,400 Per Month. (There is an annual uplift in the monthly rent of £50 to be agreed)

Service Charge: TBC.


Rates: This property should be eligible for full business rates relief subject to satisfying the conditions. For more information please contact the Local Authority (Haringey Council – 0208-489-1700).


EPC: Energy Performance Rating TBC.

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

 @commercialleigh

 @commercialleigh

 @GoldsteinLeigh

 @GoldsteinLeighCommercial

Viewing & further information
Strictly by prior appointment

Danny Pincus
Tel. 020 8952 6434
danny@goldsteinleigh.com

Aharon Goldstein
Tel. 020 8952 6434
aharon@goldsteinleigh.com

MISREPRESENTATION ACT 1967 Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given notice that: I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT.