



**Paul Simon Seaton**  
Commercial & Investment

# TO LET

## BY WAY NEW LEASE

12 Woodfall Road, London N4 3JB



## LOCATION

Located opposite Woodfall Park within close proximity to the various shopping facilities of Stroud Green Road and close to good transport links of Finsbury Park Underground, Mainline and Bus Stations.

**020 8800 4321**  
[www.psscommercial.com](http://www.psscommercial.com)

[info@psscommercial.com](mailto:info@psscommercial.com)

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN



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## DESCRIPTION

Comprising a Former School (DI Use) arranged over ground, first, second and third floors. The property benefits from gas central heating and the third floor includes front and rear terraces. In addition, there is separate access to the property via a side passage also accessed from Woodfall Road.

Ground Floor: 2 Rooms, Kitchen, 2 WCs: GIA Approx 920 sq ft\*  
First Floor: 2 Rooms, Shower, 2 WCs: GIA Approx 780 sq ft\*  
Second Floor: 3 Rooms, Shower, 2 WCs: GIA Approx 760 sq ft\*  
Third Floor: 1 Room, Store: GIA Approx 460 sq ft\*

\*Areas exclude common part halls and stairs

## RENT

£35.00 psf (per square foot)

## TENURE

By way of new lease

## RATES

Rateable Value (as taken from the VOA website)

Ground floor - £7,100      First floor - £6,900      Second floor - £6,500      Third floor - £2,425

## EPC

Available upon request

## VAT

We await the vat status of this building

## COST

Ingoing tenant to bear both sides reasonable related legal costs

## VIEWING

Via the owners sole agents Paul Simon Seaton Commercial 0208 800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the Client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advise from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings, included in the contract are both working and fit for purpose.

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