

COMMERCIAL ESTATE AGENTS & VALUERS

**AIR CONDITIONED OFFICE SUITE
IN OFFICE BUILDING WITH LEISURE FACILITIES
2,174 SQ FT APPROX
TO LET
RAMSAY HOUSE, 18 VERA AVENUE, GRANGE PARK,
WINCHMORE HILL, LONDON N21 1RA**



All Transactions are Subject to Contract

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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.

LOCATION The office building is situated at the corner of Vera Avenue and Merridene in this pleasant suburban location. Grange Park British Rail Station is directly opposite, which provides a 28 minute service to London's Kings Cross and Moorgate Stations. Excellent road communications are afforded, with Junction 25 of the M25 via the A10 Cambridge Road approximately 4 miles North and the North Circular Road (A406) approximately 2½ miles to the South.

ACCOMMODATION Comprises a self contained office suite on the second floor within this detached three-storey building. The suite is currently partitioned to provide six private offices although can easily be reconfigured. In addition, the owners have incorporated a gymnasium within the building for the use of the occupiers. The suite affords the following approximate

FLOOR AREA **2,174 SQ FT**

AMENITIES

- * Entryphone
- * Air conditioning
- * Electric heating
- * Carpeting
- * Perimeter trunking
- * Suspended ceilings with recessed lighting
- * Kitchenette
- * Own male and female toilets
- * Vertical blinds
- * Alarm
- * Use of fully fitted gym and shower facilities
- * Four car parking spaces
- * Meeting room facilities available on the ground floor
- * Ground floor storage room available

LEASE A new full repairing and insuring lease to be granted for a term by arrangement.

RENT £43,500 per annum exclusive.

SERVICE CHARGE £13,500 per annum approx. which includes all electricity, cleaning of the suite, building insurance.

RATES The rates payable are £14,040 per annum approx.

EPC E

VIEWING Strictly by appointment through sole agents as above.







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