



# OFFICE BUILDING AT NEW ROAD N8



NEW BUILD B1 ENTIRE  
OFFICE BUILDING AVAILABLE



# BUILDING YOUR BUSINESS

The office building at new road is a brand new development comprising an entire B1 self-contained office. Offering an Gross Internal Area of 5,505 Ft<sup>2</sup> over three floors, this open plan office is an ideal work space for your business.

Situated on New Road in central Crouch End, the office building is well served by numerous bus routes to Highgate Station and Finsbury Park Station providing access to Central London, making commuting to and from the city easy.

Crouch End offers an attractive location, often referred to as an urban village due to its independant community feel, the area also offers plenty in the way of cafes, resturants and art scene. Making the location of the office building an alluring place to live.

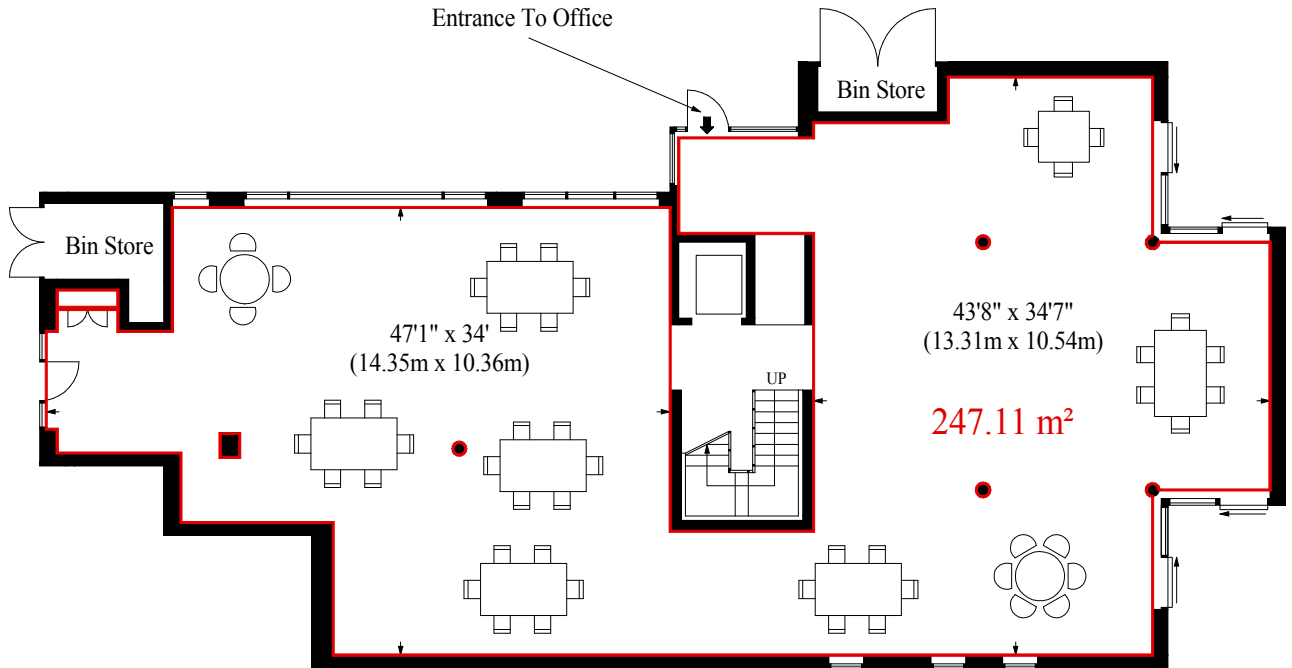




CGI of office interior at New Road N8

# OFFICE SPACE AT NEW ROAD

GROUND FLOOR:  
3,114 sqft



Ground Floor

New office building, New Road N8.  
Ready for tenants Fit-out September 2019

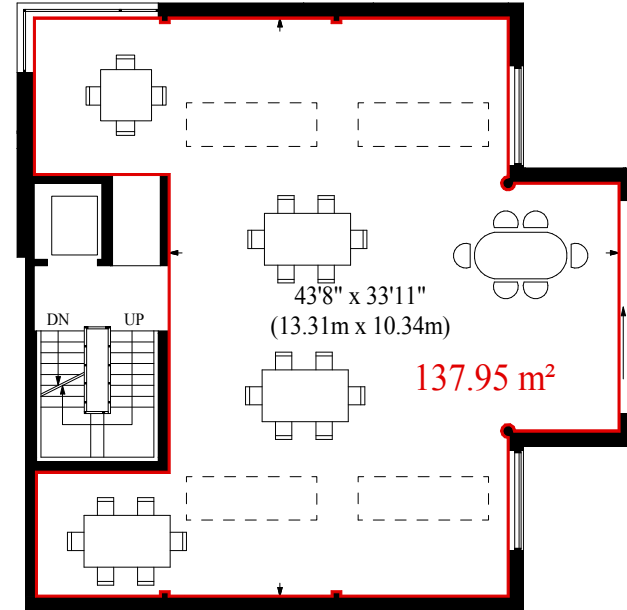
The building provides a total  
Gross Internal Area of 5, 505 Ft<sup>2</sup>

# OFFICE SPACE AT NEW ROAD

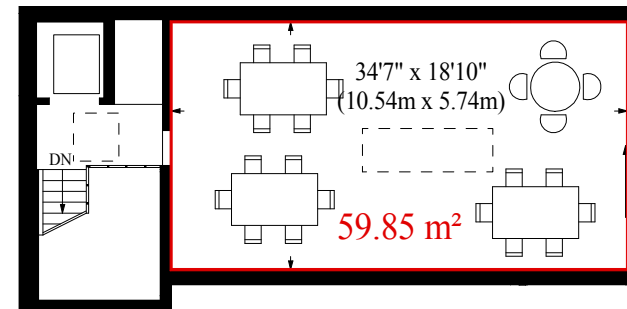
FIRST & SECOND FLOOR:  
2, 130 sqft

New office building, New Road N8.  
Ready for tenants Fit-out September 2019

The building provides a total  
Gross Internal Area of 5, 505 Ft<sup>2</sup>



First Floor



Second Floor

# IMPORTANT INFORMATION

**Tenure:**

Available by way of a new FRI lease by arrangement. OR as a commercial investment Sale and Leaseback (with a pre agreed Lease)

**Rental:**

£157,500 - £165,000 exclusive

**Business Rates:**

All interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.

**Conditions:**

Ingoing tenant to be responsible for both parties reasonable legal costs.

**References:**

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

## CONTACT:

**Martyn Gerrard Commercial**

0208 444 3445

[martyngerrard.co.uk](http://martyngerrard.co.uk)

**Viewing:**

Strictly via the owner's agent. Please contact a member of our commercial team.



Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

- These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquires.
- These details do not constitute any part of an offer or contract.
- All statements or details contained within these particulars are without any responsibility or any part, to Martyn Gerrard Commercial.
- All rent prices, fees and charges are quoted exclusive of VAT.
- Any Fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.