



Business Unit // Creative Space To Let

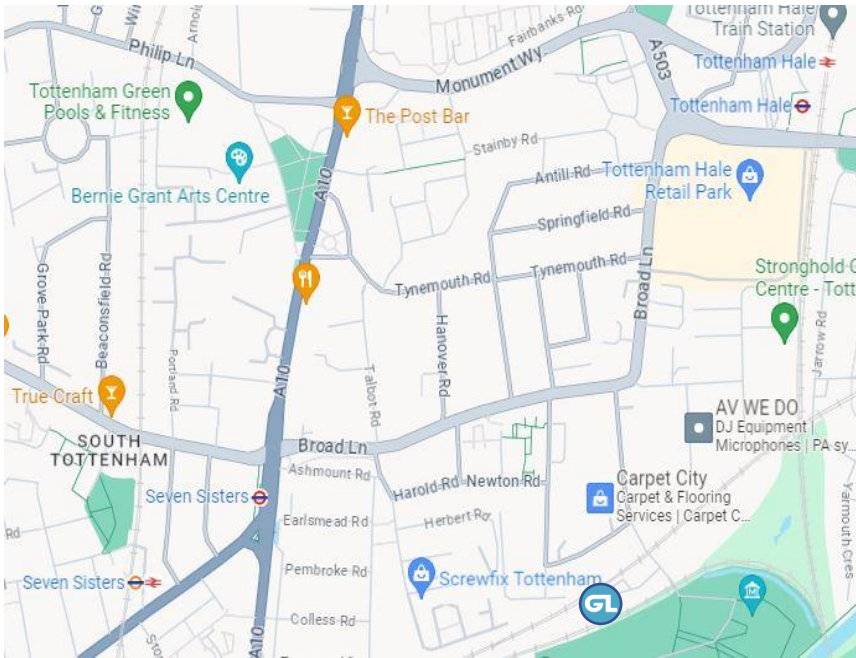
Unit 5, 41 Markfield Road, London, N15 4QA

700 SQ FT (65 SQ M.)

Location: This self-contained business unit is well located on Markfield Road, just off the A10 one-way system. The location provides fast effective road links, with the North Circular being approximately 2 miles North and Central London approximately 5 miles South of the property. Tottenham Hale (Victoria Line Underground & Overground) & Seven Sisters (Victoria Line Underground & Overground) Stations are both within easy reach of this property. Markfield Park is a five minute walk & there are a number of local amenities including coffee shops, restaurants & other retail outlets.

Description: A split-level lock up business unit perfect for the creative industry & niche businesses. The property has been recently refurbished throughout with a self-contained bathroom & kitchen. The unit benefits from open plan space with good natural light to the 1st floor. There are various local amenities within close reach and the area is popular with creative businesses, light industrial users & small-scale ventures.

-  Good transport links
-  Flexible Lease
-  Secure Unit
-  Refurbished



Tenure: Leasehold

Terms: Flexible Terms.

Rental: £1,250 Per Month.

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.