

579C HIGH ROAD
TOTTENHAM
LONDON
N17 6SB

BUSINESS
PROPERTY
SOLUTIONS



New Healthcare / Medical Space

TO LET

07 960 960 860

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www.BusinessPropertySolutions.com

THE BUILDING

LOCATION:

The property is located in Tottenham off the High Road (A1010). The premises are easily accessible by bus and rail. Nearby occupiers include both national and independent operators. There is also a Pharmacy very close by.

DESCRIPTION:

Newly built healthcare facility arranged over four floors. Various fit outs within the property allow for a flexible suitability to a variety of healthcare professionals. The Ground and First floors are currently occupied by the NHS as a Doctors Surgery.

The spaces available on the Second and Third Floors are ideal for an operator providing complimentary Healthcare / Medical services.

RENT:

On Application

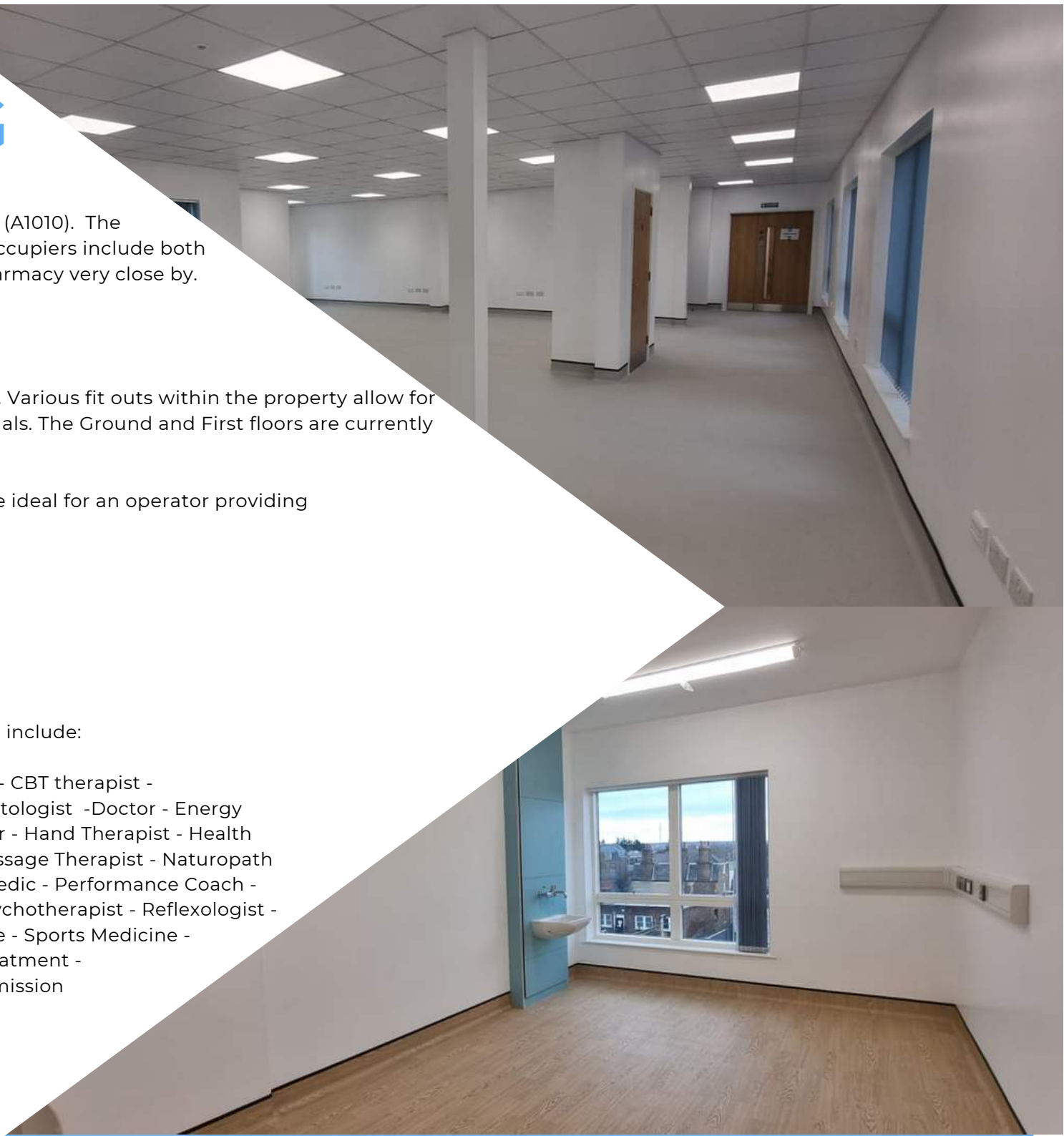
BUSINESS RATES:

TBC

SUITABILITY:

Other complimentary uses to the Doctors Surgery could include:

Acupuncturist - Audiologist - Beautician - Bio-kineticist - CBT therapist -
Chiropractor - Consultant - Councillor - Dentist - Dermatologist - Doctor - Energy
healer - Exercise Physiologists - Foot Health Practitioner - Hand Therapist - Health
Screener - Hygienist - Hypnotherapist - Life Coach - Massage Therapist - Naturopath
- Nurse - Nutritionist - Optometrist - Osteopath - Paramedic - Performance Coach -
Personal Trainer - Physio - Podiatrist - Psychologist - Psychotherapist - Reflexologist -
Reiki - Speech and Language Therapist - Sports Massage - Sports Medicine -
Strength And Conditioning Coach - Sports Therapist Treatment -
and others subject to the appropriate planning use permission
being in place



AVAILABLE ACCOMMODATION

SECOND FLOOR:

- 9x consulting rooms (ranging from approx 174 sqft - 280 sqft)
- 1x store room
- 1x access WC
- 1x WC
- 1x Lobby



THIRD FLOOR:

- 1x laboratory area (approx 1,795 sqft)
- 1x Lobby area
- 2x WC
- 1x Access WC



Both floors can be accessed by stairs or by a lift

A number of on site parking space are also available at an additional cost

Further information

VAT: We are informed that the properties are elected for VAT

Service Charge: A building Service Charge is payable – details available

Business Rates: These are currently under assessment by the Local Authority and they should be contacted to advise further on this.

EPC: Energy Performance Certificates are available on request

Availability: Immediately. Viewings strictly by appointment with sole agents.

Legal Costs: Each party to pay their own costs

For further information and to view, please contact the sole agents:

Email - Mail@BusinessPropertySolutions.com - **Phone** - 07 960 960 860

Web - www.BusinessPropertySolutions.com

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