



**Paul Simon Seaton**  
Commercial & Investment

# **RARELY AVAILABLE**

## **DOUBLE FRONTED UNIT TO LET**

**Green Lanes, Haringey, London, N8 0RL**



## **LOCATION**

Set on Green Lanes, Haringey (A105) on a busy mixed use parade in close proximity to St Anne's Road.

Various bus routes serve the area. Haringey Green Lanes (Railway) Station and Turnpike Lane Station (Piccadilly Line) are a short distance away.

**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

Frontage of 33'7 providing approximately 2,100 Sq Ft net internal area together with access to a yard of approximately 1,200 Sq Ft

## RENT

£POA

## TENURE

By way of a new FR & I Lease – with a mechanism for periodic rent reviews

## RATES

Rateable Value £28,000 (as taken from VOA)

## VAT

We await the VAT status of the building

## VIEWING

Via the owners agents Paul Simon Seaton Commercial 020 88 00 4321

***N.B our client may extend to provide approx 3,000 sq ft for blue chip covenants.***

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 advice 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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