

To Let

LIGHT INDUSTRIAL UNIT (USE CLASSES ORDER B2)

**UNITS 10a ROSEBERY INDUSTRIAL ESTATE, ROSEBERY
AVENUE, LONDON, N17 9SR**



Description

A single storey modern mid-terrace light industrial unit. The unit is of steel portal frame construction with brick/block walls under a steel profiled roof with natural lighting panels.

Location

Access is via a private estate road from Rosebery Avenue. The estate is about 10 minutes walk from both Northumberland over-ground and bus terminal.

Rent and Lease length.

£17,700 per annum exclusive on a full repairing and insuring lease.

Permitted Use

Prospective tenants are advised to contact the local planning authority on 020 8489 5504 if they have any specific queries.

Accommodation

The property has been measured in accordance with the 6th Edition of the RICS Code of Measurement on a gross internal basis and has the following approximate floor area 1,216 sq.ft².

Business Rates

We have been informed the current payable is £4,536.00. Interested parties are advised to make their own enquires with the rates

www.haringey.gov.uk/index/business/availableproperties/commercialproperties.htm.

March 2019.

We will require sight of a business plan for the premises, but please provide any other supporting information that you think would be useful such as a business references, report and accounts for existing business etc.

VAT

VAT is currently not charged on the rent but the Council reserves the right to do so during the term of the lease.

Services

Electricity and running water, parking and WC are available at the.

department.

Legal and Property Administration Charges

The incoming tenant is to pay £1,200 as a contribution to our legal and £500 as property administration fees.

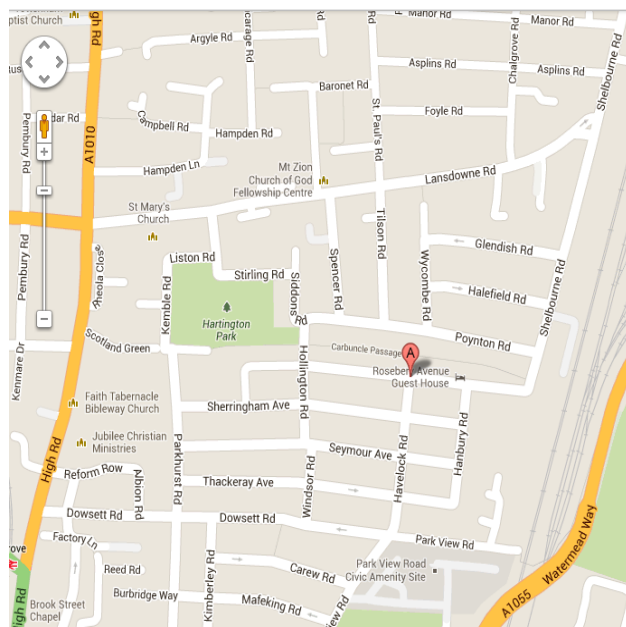
Service Charges

£804pa (estimated for the financial year 2017-18). The Tenant to be responsible for the payment of a service charge being a proportion of the costs of providing common services, road and landscape maintenance, etc

To express your interest in this property, please contact Strategic Property Unit and it's strictly by appointment. Interested parties should provide a submission of their proposal before the closing date at noon on Monday 20th May 2019.

PLEASE NOTE WE RESERVE THE RIGHT TO EXTEND THE CLOSING DATE NOR ARE WE OBLIGED TO ACCEPT THE HIGHEST OR ANY OFFER.

Telephone: 020 8489 2175 Email: commercial.lettings@haringey.gov.uk.



Non-Domestic Building

Unit 10a
Rosebery Avenue
Rosebery Industrial Park
LONDON
N17 9SR

Certificate Reference Number:
9171-3095-0891-0100-8791

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

103 This is how energy efficient the building is.

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www.haringey.gov.uk/index/business/availableproperties/commercialproperties.htm.

March 2019.

Misrepresentation Act 1967

Disclaimer Notice:

Haringey Council gives notice to anyone who may read these particulars as follows:

1. These particulars are set out as general outline only and do not constitute any part of, an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Haringey Council.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The lessors do not make or give, nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.
6. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are good working order.
7. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property, which are not shown in the photographs.

These particulars are prepared as a general outline for prospective tenant and do not constitute nor form part of an offer or contract. It should not be relied upon as statements or representations of fact. We cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them.

Notice to Applicants

Please check that planning permission is not required for your proposed use. Duplicating of uses within council parade of shops is not preferred. Planning permission maybe required if you wish to change the specific use of the shop. The applicant shall be responsible for seeking and obtaining all necessary consents.

Data Protection Acts 2018

The information provided by you is confidential; however, The London Borough of Haringey may pass on information to the Benefit Agency, Employment Services and other Departments of the Council and the Rent Officer. We may also use the information to prevent and/or detect fraud. Certain lease details may also be provided as comparable evidence to other commercial landlords/tenants and/or their retained advisors.

Business Rates

Please note that the Business Rates may change due to phasing or transitional relief (if any). The current uniform Business Rate (UBR) is set at 0.414 pence in the £ from April 2010. You should contact the Council's business Rates Team on 020 8489 1700 to find out the current rate.

Subject to Contract

All transactions are subject to formal contract/lease.

Offers

The rent quoted is the Council's assessment of the open market value of the premises. Please submit an offer you consider your business can support at the particular location.

Useful Contacts

1. Planning Service

Address: Planning, Regeneration & Economy
Level 6, River Park House, Wood Green, N22 8HQ
Tel 020 8489 5504

Email: planningsupport@haringey.gov.uk **Web:** www.haringey.gov.uk/planning

2. Building Control Service

Address: Level 6, River Park House, Wood Green, N22 8HQ
Tel 020 8489 5504

Email: building.control@haringey.gov.uk **Web:** www.haringey.gov.uk/building-control

3. Shared Service Centre | Revenues

Business Rates (Haringey), PO Box 55280, London, N22 9EN
Tel 020 8489 1700

Email: business.rates@haringey.gov.uk **Web:** www.haringey.gov.uk/business/business-rates

www.haringey.gov.uk/index/business/availableproperties/commercialproperties.htm.

March 2019.