

# TO LET

## 1<sup>st</sup> Floor Accommodation

**Office 6, NRC - 171-177 Park Lane, Tottenham,  
London, N17 0HJ**



### LOCATION/DESCRIPTION

Former Council community building and part of a modern 5 story residential block in Northumberland Park.

The first floor office is in good condition and has been portioned to create one large team office and meeting room.

Shared Staff Kitchen, disabled lift, air conditioning, under floor heating Fully carpeted. Limited to parking.

### AMENITIES

- Electric Supply
- Shared WC

### ACCOMMODATION

The property has been measured in accordance with the 6<sup>th</sup> Edition of the RICS Code of Measurement on a net internal basis and has the following approximate floor area 696 sqft<sup>2</sup>

### RENT

£12,000 per annum inclusive of business rates per annum inclusive on a full repairing and insuring lease.

### LEASE TERM

A new full repairing and insuring lease for a minimum of 5 years.

[www.haringey.gov.uk/index/business/availableproperties/commercialproperties.htm](http://www.haringey.gov.uk/index/business/availableproperties/commercialproperties.htm).

February 2018.

## BUSINESS RATES

The current payable it's included in the rent. Interested parties are advised to make their own enquires with the rates department on 020 8489 0000.

## SERVICE CHARGES

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. Annual service charge which includes reception and daily cleaning

## Permitted Use

Prospective tenants are advised to contact the local planning authority on 020.8489.5504 if they have any specific queries.

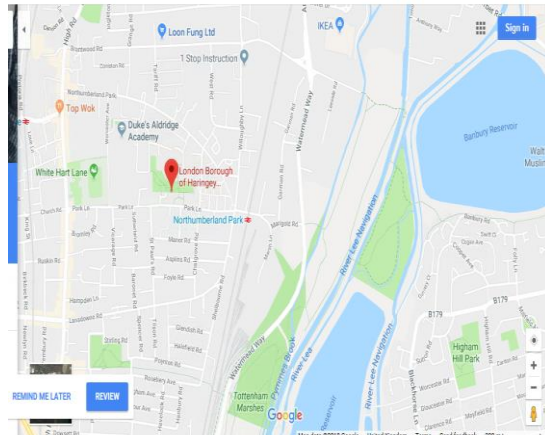
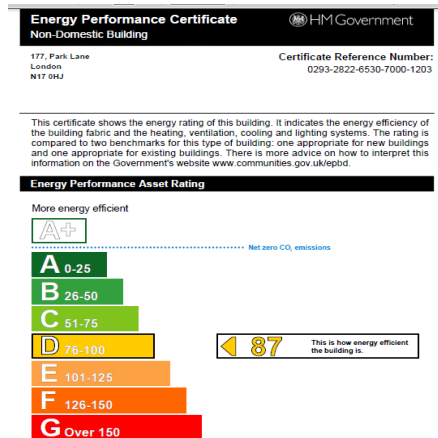
## VAT

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

## LEGAL AND PROPERTY ADMIN FEES

The incoming tenant will pay £1,700 to cover our legal and property admin fees.

For new businesses, 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



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To express your interest in this property, is strictly by appointment.

Telephone: 020 8489 2175. Email: [commercial.lettings@haringey.gov.uk](mailto:commercial.lettings@haringey.gov.uk).

Applicants are to note this is an operational building, therefore, opening and closing times are 9AM – 5PM Monday to Friday ONLY. The building is closed on Saturdays and Sundays.

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

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## Misrepresentation Act 1967

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