

**FUNKY CONTEMPORARY
B1/A2 OFFICE
ARRANGED OVER GROUND FLOOR & LOWER GROUND FLOOR
TO LET**



**FREDERICKS PLACE, CROUCH END N8
743.50 SQ FT (69.08 SQ M)**

Location: Fredericks Place is situated to the rear of The Broadway at Crouch End (close to Waitrose) and accessed via Crouch Hall Road. The nearest station is Crouch Hill.

Description: Comprising a newly constructed office, which is arranged over ground and lower ground floors and has a large open glass frontage. The space has been designed so as to allow a great deal of natural light into the lower ground floor area. No expense has been spared and the premises are fitted with air conditioning/heating, intruder alarm, cat 6 cabling, staircase with glass balustrade. Fully fitted kitchen area with quartz stone worktops and fully fitted WC with ceramic tiled walls and floors.

This space would suit a variety of trades including residential letting agency, accountants, design conscious business etc.

Areas: Ground Floor 31.53 sq m
Lower Ground Floor 37.55 sq m

Lease: Available on a new Full Repairing and Insuring Lease at £20,000 pa.

Business Rates: London Borough of Haringey – to be confirmed (not yet assessed). Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Sole Agents Claridges Commercial – 0845 205 0007