

FUNKY CONTEMPORARY OFFICE TO LET



FREDERICKS PLACE, CROUCH END, N8 CIRCA 2059 SQ FT (191.33 SQ M)

Features Include:

- | | | |
|---------------------------|-------------------------------------|---------------------|
| *Flexible Space | *Passenger Lift | *WC's & Disabled WC |
| *Bright Modern Space | *Meeting Room | *Shower Room |
| *Parking | *Fire Alarm & Intruder Alarm System | *Fully Wired Cat 6 |
| *Air Conditioning/Heating | *CCTV System | *DDA Compliant |
| | *Video Entry System to Each Floor | |

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 the first floor of a newly constructed building which is arranged over 3 floors (ground, first and second floors). The building would ideally suit an image conscious company, as the layout and finish features exposed ceilings with a large expanse of glassing to one elevation, thus creating a bright working environment.

Air conditioned and heated throughout the premises have a passenger lift to all floors, well fitted WC's, canteen/staff area that is fully fitted and includes plasma TV screens.

<u>Areas:</u>	Ground Floor	43.88 sq m
	First Floor	117.26 sq m
	Lobby's and Staircase	30.19 sq m
	Total	191.33 sq m (2,059 sq ft)

Terms: Available on a new Lease for a term to be agreed at £35,000 pa.

Service Charge: The service charge is £12,000 pa and includes gas, electricity, buildings insurance, broadband, CCTV, cleaning, coffee/tea facilities and maintenance/management of the building.

Business Rates: London Borough of Haringey – not yet assessed and to be confirmed. 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