



PROPERTY CONSULTANTS

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## LONG LEASEHOLD B1 LIGHT INDUSTRIAL/OFFICE BUILDING FOR SALE



### NEVILLE PLACE, WOOD GREEN, LONDON, N22 1933 SQ FT (179.57 SQ M)

**Location:** Situated in Neville Place, which is situated just off Green Lanes, close to the intersection with Trinity Road and opposite Kings Road. The nearest underground station is Wood Green, which is short distance away.

**Description:** Comprising a 2 storey mid-terrace building, which is arranged as a workshop on the ground floor with roller shutter access and an internal staircase leading to first floor offices or production space. The first floor has gas central heating and windows to two elevations.

<b><u>Areas:</u></b>	Ground Floor	1,202 sq ft	(111.66 sq m)
	First Floor	731 sq ft	(67.90 sq m)
	Total	1,933 sq ft	

**Lease:** Held on a lease of approximately 100 years unexpired (exact length to be confirmed).

**Terms:** £295,000 is sought for the long leasehold interest.

**Business Rates:** London Borough of Haringey. Rateable Value £7,000. Rates Payable approximately £3,395 pa for 2009/2010. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://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**