



# AVAILABLE - TO LET

**3a The High Cross Centre, Fountayne Road, London N15 4QN**

Light industrial / studio space 2,500 sq ft (232.2 sq m) GIA  
Rent Offers in the region of £20 per sq ft

All enquiries to

**0203 576 3331**

[Assemblycre.co.uk](http://Assemblycre.co.uk)

**Assembly.**

Commercial Real Estate

## 3a The High Cross Centre, Fountayne Road, London N15 4QN

Light industrial / studio space 2,500 sq ft (232.2 sq m) GIA



### Location

The property is located within the High Cross Centre, an industrial/studio estate located in Tottenham. Local amenities for the area are excellent, with various bars, restaurants and shops located on Seven Sisters Road and within the Argent development scheme (Heart of Hale heartofhale.co.uk). Tottenham Hale Retail Park is also situated directly north of the estate.

Nearby occupiers include: Premier Inn, Pret A Manger, Costa, Climbing District, GAS Studios, Starbucks, Anytime Fitness and Asda amongst others.

### Description

The studio/light industrial unit is arranged over ground floor only and currently is accessed via a shared entrance with the first floor. Male and female WCs and a kitchenette are located in the common parts.

It may be possible to create a self-contained entrance directly from the street if a tenant required this.

### Amenities

- High ceilings
- Excellent natural light
- On site parking (by separate negotiation)
- Close to three stations

**Rent** Offers in the region of £20 per sq ft

**Business Rates** The rateable value for the current year is £29,500. The approx rates payable will be £14,720 per annum.

**Terms** Available on a new FRI lease direct from the landlord

**Building Type** Warehouse premises

**VAT** The premises are elected for VAT

**Service Charge** £5,700 per annum approximately

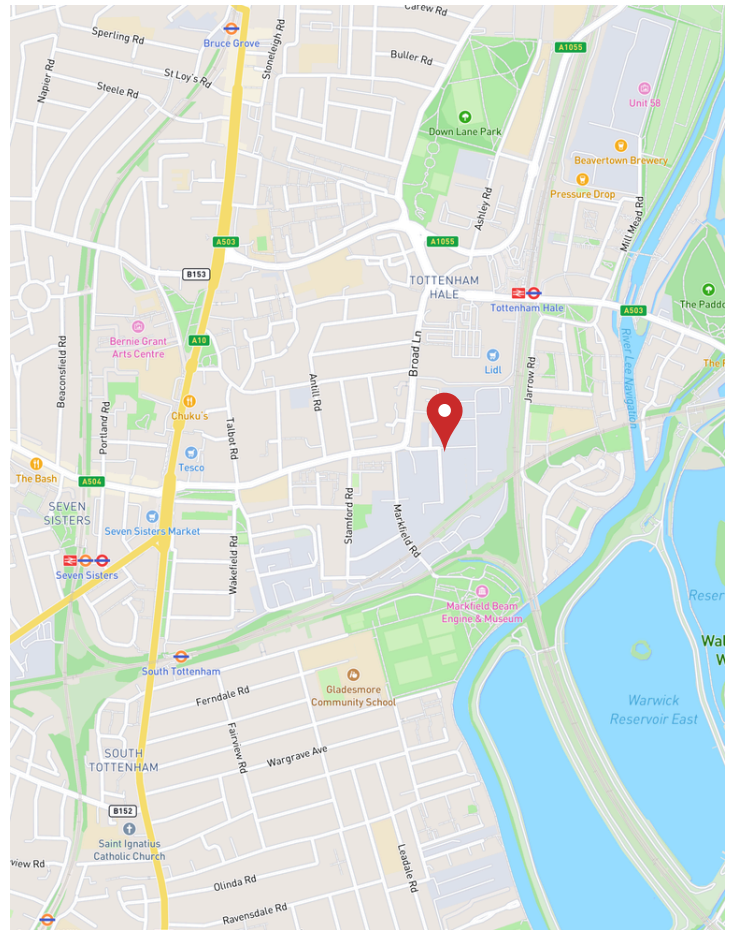
**Estate Charge** £1,150 per annum approximately

**EPC D-98**

**Size** (all measurements are approx on a GIA basis)

Ground floor 2,500 sq ft (232.2 sq m)

**Parking** 1 parking spaces available by separate negotiation



### Contact Owners Sole Agents

**Assembly CRE**

020 3576 3331

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.