

# LARGE OFFICES PREMISES TO SUB-LET

## TOTTENHAM – 490 HIGH ROAD, N17 9JF

Mason  
Partners



### LOCATION

The subject property is situated on the main thoroughfare of Tottenham High Road nearby numerous local amenities and public transport.

### ACCOMMODATION

The premises comprise a small ground floor lobby and large first floor areas benefiting from the following approximate dimensions and floor areas as follows: -

#### **Gross Internal Areas (GIA)**

Lobby (GIA)	228 sq ft	21.19 sq m
First Floor (GIA)	7,008 sq ft	332.37 sq m
<b>Total GIA</b>	<b>7,236 sq ft</b>	<b>672.25 sq m</b>

#### **Net Internal Areas (NIA)**

Lobby (NIA)	90 sq ft	8.36 sq m
First Floor (NIA)	5,914 sq ft	549.43 sq m
<b>Total NIA</b>	<b>6,004 sq ft</b>	<b>557.80 sq m</b>

### TENURE

The premises are available on a new underlease for a term of years to be agreed between the parties.

### RENT

Rental offers in excess of £50,000 per annum exclusive of VAT, business rates, insurance, service charge etc are invited.

### RATES

Rateable Value      To Be Assessed

Interested parties are advised to enquire with the Local Authority.

### EPC

An Energy Performance Certificate is available on request.

### LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

**SUBJECT TO CONTRACT**

### VIEWING

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