

# PROPERTY DETAILS

## BRIANCROKER

PROPERTY CONSULTANCY

### TO LET NEW LEASE AVAILABLE

Lumen House Unit 3

99, Vale Road

London, N4 1PR

6,728 sq. ft. (approx.) Light Industrial Unit

Available for immediate occupation



#### LOCATION

This light industrial/warehouse unit is located on the north side of Vale Road between its junctions with Vale Grove and Hermitage Road linking Green Lane to the west and St. Annes Road to the east. The property is located within an established commercial area with warehouse, light industrial and office units. The North Circular Road is a short distance away which links to the motorway networks. The property can be easily reached from Manor House (PiccadillyLine) and Harringay Green Lanes Station (Suffragette Line) being only a short walk away. The area is also served by numerous bus routes to all surrounding areas

#### DESCRIPTION

The available unit are located on the ground and first floors of this industrial/warehouse building and is accessed via a glazed entrance onto Vale Road and also benefits from vehicle loading to the rear of the building off a common entrance to the right hand side of the building. The unit offers the following features, natural daylight, concrete floor (ground floor) 3.250 meter floor to underside of the steel trusses, electric shutter to the entrance off Vale Road, toilet and kitchen.

[WWW.BRIANCROKER.COM](http://WWW.BRIANCROKER.COM) | [BRIAN@BRIANCROKER.COM](mailto:BRIAN@BRIANCROKER.COM) | +44(0) 20 7293 0564

Please note: The above information has been provided in good faith but please verify the accuracy of all statements, opinions, measurements and values contained herein prior to submitting your offer as Brian Croker cannot give any guarantee as to their accuracy or be held liable for inaccuracies

# PROPERTY DETAILS

## BRIANCROKER

PROPERTY CONSULTANCY

### ACCOMMODATION

#### Unit 3

Ground floor 5,936 sq. ft. - 551.53 m2

First floor office 792 sq. ft. - 73.59 m2

Total floor areas 6,728 sq. ft. - 625.00 m2

Floor areas have been measured as approx.

**ASKING RENT** £14.00 per sq. ft. per annum (£94,192.00 per annum exclusive.)

The property is opted out for VAT.

#### LEASE TERMS

New Full Repairing and Insuring Lease contracted outside the Landlord and Tenants Act, the terms of which are negotiable.

#### SERVICE CHARGE/BUILDING INSURANCE

Estimated to be £1.00 per sq. ft. per annum.

#### BUILDING INSURANCE

Estimated to be .33 pence per sq. ft. per annum.

#### BUSINESS RATES

We are informed by the Valuation Office Agency website that the Rateable Value is £57,500 with a business rates payable of £31,395.00 per annum. Interested parties are advised to seek confirmation from the London Borough of Haringey Council 020 8489 1000

#### LEGAL COSTS

Each party to bear their own costs.

#### ENERGY PERFORMANCE CERTIFICATE

The rating is 47-B

#### VIEWING

Please contact:

Brian Croker

Telephone:

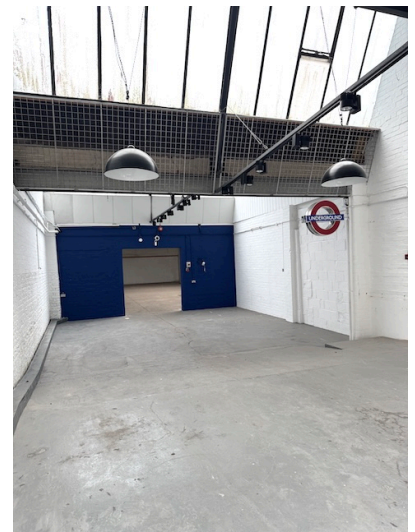
020 7293 0564

Mobile:

07860 451 064

Email:

[brian@briancroker.com](mailto:brian@briancroker.com)



[WWW.BRIANCROKER.COM](http://WWW.BRIANCROKER.COM) | [BRIAN@BRIANCROKER.COM](mailto:BRIAN@BRIANCROKER.COM) | +44(0) 20 7293 0564

Please note: The above information has been provided in good faith but please verify the accuracy of all statements, opinions, measurements and values contained herein prior to submitting your offer as Brian Croker cannot give any guarantee as to their accuracy or be held liable for inaccuracies