

PRICE
REDUCTION!

Office Space
To Let
6,000 sq ft
£15 per sq ft

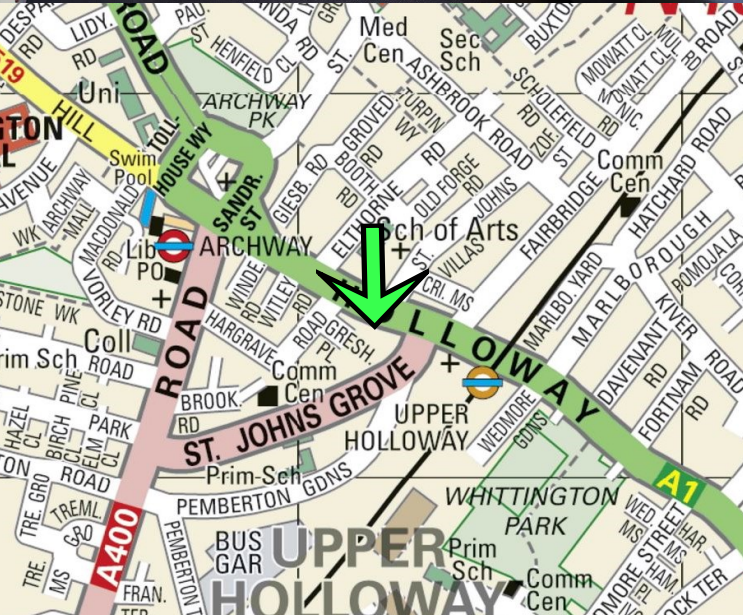
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DWELL HOUSE
637

London Trophy Company
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London Trophy Company
0207 272 6245

Dwell House
637 Holloway Road
Upper Holloway
London, N19



Location

The premises are located on Holloway Road which forms part of the A1 and benefits from high levels of footfall and vehicular activity. Nearby operators include Sainsbury's Local, Tesco, Sparks Electrical, as well as a mix of local independent shops and restaurants such as the popular eatery The Spoke. The area is well served by public transport with Upper Holloway Overground station and Archway Underground station (Northern Line) close by. Furthermore numerous bus routes serve the area.

Description

The premises comprises of a large open planned space (currently partitioned in to smaller offices). The unit benefits from an abundance of natural light and good ceiling height. The unit also has potential for onsite parking (subject to further negotiations with the landlord).

Accommodation

First Floor: 6,000 sq ft approx.

Amenities

Front and rear access, lift, electric, WC, kitchenette, air conditioning (untested).

Terms

The premises are to be let on a new full repairing Lease for 5 years (possibly longer), subject to periodic rent reviews.
Rent: £90,000 pax / £15 per sq ft.

Rates

Prospective tenants are advised to make their own enquiries with the Local Authority.

Service Charge

£2.00 per sq ft

Legal Costs

Both parties' legal costs are to be paid by the ingoing tenant.

Viewing

Strictly via appointment with the Landlord's agent, Drivers & Norris.

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020 7607 5001
drivers.co.uk

