

# TO LET

## GROUND FLOOR (REAR) OFFICE PREMISES

2B HARMONY HOUSE, PIANO LANE, LONDON, N16 9BF  
1,100 SQ. FT (102 SQ. M) APPROX.



**Currell**  
020 7354 5050

## LOCATION

The property is located on Piano Lane, a pretty mews on the north side of Carysfort Road, close to its junction with Albion Road. The area is well-served by local amenities, with numerous shops, restaurants and cafes close by.

Arsenal (Piccadilly Line), Canonbury and Dalston Kingsland (Overground) stations are close by, and the property is well-served by numerous bus services in the immediate vicinity.

## DESCRIPTION

The available office comprises the ground floor of this attractive mixed use former period warehouse building which is accessed via a secure gate. The office comprises several rooms but could be made more open plan. The space has been fitted to a high specification and provides kitchen, bathrooms and dedicated outside space.

## AMENITIES

- Self-Contained Unit
- Gas central heating
- Bathroom's
- Outside space
- Fully fitted kitchen
- Gated Development
- Laminate/Carpet Flooring

## ACCOMMODATION

We understand that the total net internal area of the space is approximately **1,100 sq. ft.** (102 sq. m)

## TERMS

New lease available on flexible terms, to be contracted outside the provisions of the Landlord & Tenant Act 1954.

## RENT

**£29,500** per annum exclusive of business rates, service charge and VAT, if applicable.

## BUSINESS RATES

To be confirmed.

## SERVICE CHARGE

To be confirmed.

## EPC

Energy Performance Asset Rating – E

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## VIEWING

Strictly by appointment with joint sole agents:

### Currell Commercial Ltd.

Jon Morell  
DDI – 020 7704 3765  
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For more information on our properties please visit our website – [www.currell.com/commercial](http://www.currell.com/commercial)

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