

# TO LET

## B1 OFFICE BUILDING CLOSE TO FINSBURY PARK STATION

CLIFTON HOUSE, CLIFTON TERRACE, LONDON, N4 3JP  
10,040 SQ. FT (932.7 SQ. M) APPROX



**Currell**

020 7354 5050

## Location

The property is located on Clifton Terrace, at its junctions with Lennox Road and Morris Place, in the heart of Finsbury Park. The area is undergoing a transformation with new build commercial and residential premises. The surrounding area has a good mix of office and retail premises

Finsbury Park underground station is almost adjacent to the subject building and numerous bus routes service the area.

## Description

Comprises a ground and first floor self-contained office building with car parking outside for up to 6 cars.

The building can be offered open plan with WCs and kitchens on both floors and our client will undertake refurbishment works with full specification to be provided.

The space has good ceiling height and natural light throughout.

**Accommodation** (All measurements are approximate)

Ground Floor 5,020 sq ft (466 sq m)

First Floor 5,020 sq ft (466 sq m)

TOTAL AREA 10,040 sq ft (932 sq m)

## Terms

New full repairing and insuring lease for a term of up to 8 years.

## Rental

Only **£250,000** per annum exclusive of business rates, service charge and building insurance.

VAT is not payable on the rental.

## Business Rates

Interested parties are advised to speak to the Local Authority to check rates payable.

## Service Charge

To be confirmed.

## Legal Costs

Each party to be responsible for their own legal costs

## EPC

Energy Performance Asset Rating – E

## Viewing

Strictly by appointment through sole agents:

**Currell Commercial Ltd.**

**Jon Morell** – 020 7096 2785

[j.morell@currell.com](mailto:j.morell@currell.com)

**Beverley Hedge** – 020 7704 7514

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For more information on our properties please visit our website – [www.currell.com/commercial](http://www.currell.com/commercial)

**Ref: COM180299**

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