

**Unit 3  
The High Cross Centre  
Fountayne Road  
London  
N15 4QN**

**FOR RENT** – High quality media style offices circa 300 metres from  
Tottenham Hale Station



**Size: 1,571 sq ft (146 sq m) approx. NIA**

[www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk)

9-10 Domingo Street, London EC1Y 0TA



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**Location:**

The property is situated at the entrance to The Highcross Centre, which is circa 300 metres from Tottenham Hale Station. Local amenities are excellent, being located approx. 100 metres from the Tottenham Hale Retail Park [www.tottenhamhaleshopping.com](http://www.tottenhamhaleshopping.com), which houses retailers such as Argos, Asda, Boots, Costa Coffee, EE, Maplin and Next, to name a few.

**Description:**

The office is situated on the first floor and benefits from the following amenities:

- Wooden Flooring
- Cat 2 Lighting
- Cat 5 Cabling
- Excellent Natural Light
- W/C's
- Exposed Pitched Roof

| Floor:                 | Sq ft        | Sq m       |
|------------------------|--------------|------------|
| 1 <sup>st</sup> floor: | 1,571        | 146        |
| <b>Total:</b>          | <b>1,571</b> | <b>146</b> |

**Rent:**

The office is available to rent on a new Full Repairing and Insuring lease for a term to be agreed, at a rental of £25,136 per annum exclusive.

**VAT:**

The premises are not elected for VAT.

**Business Rates:**

To be confirmed.

**Service Charge:**

Approximately £4 per sq ft, which will include utilities.

**Legal Costs:**

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

**EPC:**

EPC is available upon application.

**Viewing:**

Strictly by appointment through the landlord's sole agents:



020 7566 6455  
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**Ref: 1961.02.O.JPM.07/2015**