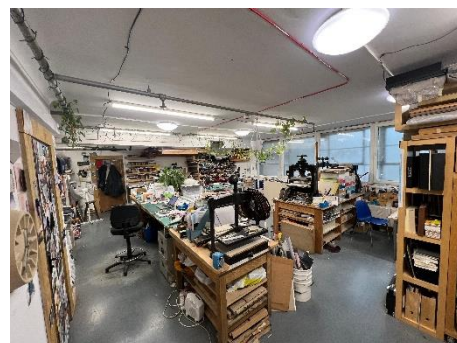




Business Unit // Creative Space To Let

Unit A3, 43-53 Markfield Road, Tottenham, N15 4QA

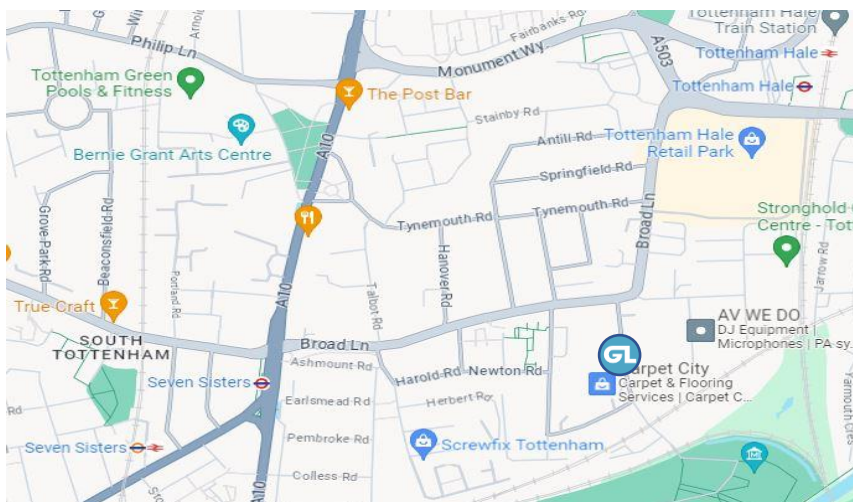
819 SQ FT (76 SQ M.)

Location: This self-contained business unit is well located on Markfield Road, just off the A10 one-way system. The location provides fast effective road links, with the North Circular being approximately 2 miles North and Central London approximately 5 miles South of the property. Tottenham Hale (Victoria Line Underground & Overground) & Seven Sisters (Victoria Line Underground & Overground) Stations are both within easy reach of this property.

Description: This first-floor business unit is located within a well-maintained commercial building and offers bright, open-plan space with excellent natural light. The property benefits from a self-contained kitchen and bathroom, providing convenience and flexibility for a range of business uses. Situated in an area popular with creative professionals, light industrial users, and small-scale enterprises, the unit enjoys a vibrant local business community and access to a variety of nearby amenities. Water is included in the rent, and electricity is billed according to usage.

-  Good transport links
-  Bright Space

-  Secure Unit
-  Available Immediately



Tenure: Short-Term Letting.

Terms: Annual License.

Rental: £1,550 Per Month.

Service Charge: Not Applicable.

VAT: Not Applicable.

Rates: This property should be eligible for full business rates relief subject to satisfying the conditions. For more information please contact the Local Authority (Haringey Council – 0208-489-1700).

EPC: Energy Performance Rating is 'TBC'

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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MISREPRESENTATION ACT 1967 Messrs. Goldstein Leigh for themselves

and for the vendors or lessors of this property whose agents they are given notice that: I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT.