

TO LET

2,797 Sq Ft (259.84 Sq M)

- Open plan office over ground and first floor
- A number of architectural design features
- 6 secure allocated parking spaces
- Separate file storage and board room
- File storage and board room



1 Marconi Place

Arnos Grove , London, N11 1PE

>D KirkbyDiamond

Contact: Hugo Harding or Matthew Bowen

Tel: 0208 367 5511

kirkbydiamond.co.uk



LOCATION

- The property is situated on Marconi Place within a dense residential setting just off the A1110 in Arnos Grove between Tottenham and North Finchley
- Excellent private and public transport links into Central London and out to the North
- Arnos Grove Underground Station (0.3 miles)
- New Southgate Overground Station (0.5 miles)
- A406 (1.3 miles)

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Google Maps

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DESCRIPTION

- The property comprises an extremely architecturally pleasing former British Telecom exchange/maintenance building with many original features which has been converted to mostly open plan offices over ground floor and first floor
- The property benefits from 3-phase power, file storage, board room, kitchen/tea point, perimeter trunking with cat 5 data cabling, cat 2 lighting, fob entry and security alarm system
- 6 secure parking spaces

TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed. Rent available on application. VAT is payable on the rent.

ACCOMMODATION (Gross Internal Area*)

Ground Floor	155.98 SQ M	1,679 SQ FT
Mezzanine	103.86 SQ M	1,118 SQ FT
Total	259.84 SQ M	2,797 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E-116

Business Rates: From enquiries we understand that the current rateable value as of April 2023 is £24,300. For rates payable please contact us or www.voa.gov.uk

CONTACT:

➤ HUGO HARDING
[07425 243 317 hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

➤ MATTHEW BOWEN
[07442 820 386 matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)