

MODERN, QUALITY OFFICE SPACE

FOR YOUR BUSINESS.

THE GRANGE

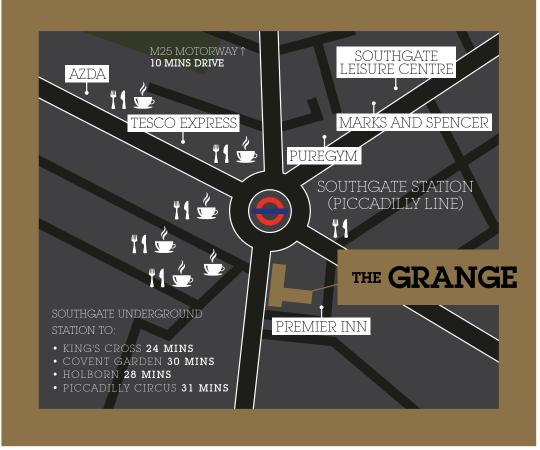
5,230-12,088 SQ FT TO LET 3RD & 4TH FLOORS LONDON | N14 6BN



A WELL CONNECTED LOCATION

THE GRANGE IS A PRESTIGIOUS, WELL KNOWN OFFICE BUILDING LOCATED IN A PROMINENT POSITION IN HIGH STREET, SOUTHGATE. IT IS WITHIN A MINUTE'S WALK OF SOUTHGATE UNDERGROUND STATION (PICCADILLY LINE) AND IS READILY ACCESSIBLE TO THE NORTH CIRCULAR ROAD (A406) AND THE M25 (JUNCTION 24). SOUTHGATE PROVIDES A WIDE RANGE OF HIGH STREET SHOPS, RESTAURANTS AND BARS THAT ARE ALL WITHIN EASY WALKING DISTANCE.





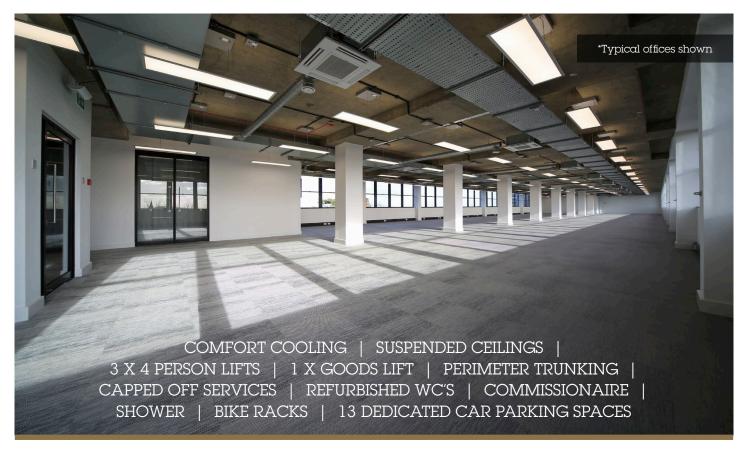


NEWLY REFURBISHED RECEPTION

THE AVAILABLE ACCOMMODATION ON THE 3RD AND 4TH FLOORS OFFER 5,230-12,088 SQ FT IN TWO WINGS. ACCESS TO THE BUILDING IS VIA AN IMPRESSIVE, NEWLY REFURBISHED, MANNED GROUND FLOOR RECEPTION. THERE ARE 29 SECURE CAR PARKING SPACES AT THE REAR OF THE BUILDING.







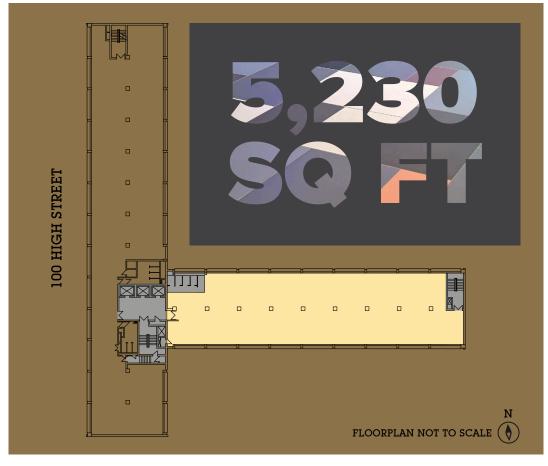
3RD FLOOR REAR OFFICES*

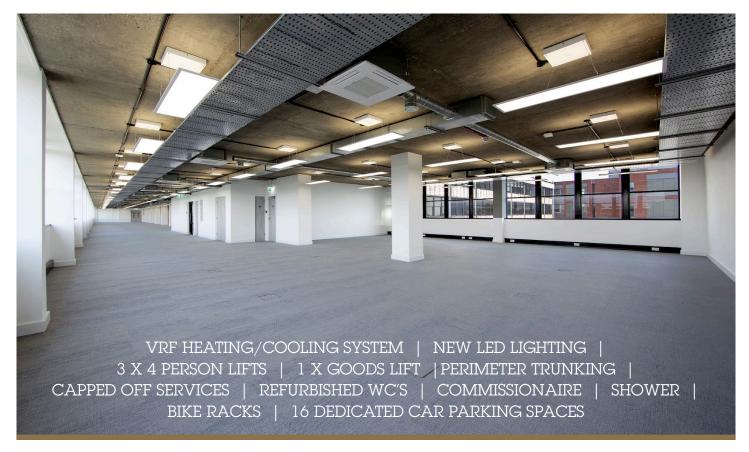
THE 3RD FLOOR FEATURES ALL THE NECESSARY AMENITIES AND ALLOWS FOR A SECURE, MODERN AND SPACIOUS WORKING ENVIRONMENT THAT IS ACCESSIBLE VIA 3 X 4 PERSON PASSENGER LIFTS. THE FLOOR OFFERS EXCEPTIONAL NATURAL LIGHT AND IMPRESSIVE VIEWS.

*TYPICAL OFFICES SHOWN.







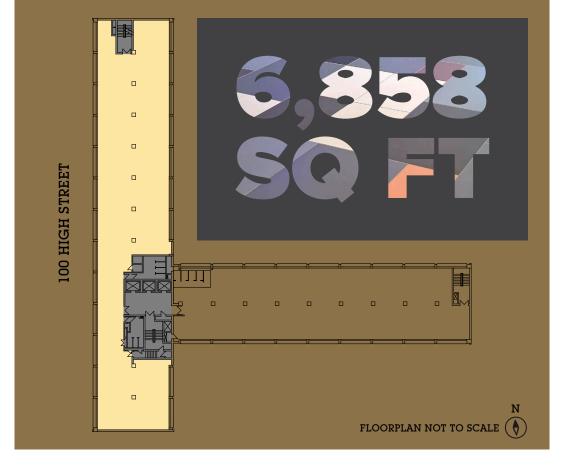


4TH FLOOR FRONT OFFICES

RECENTLY REFURBISHED, THE 4TH FLOOR FEATURES ALL THE NECESSARY AMENITIES AND ALLOWS FOR A SECURE, MODERN AND SPACIOUS WORKING ENVIRONMENT THAT IS ACCESSIBLE VIA 3 X 4 PERSON PASSENGER LIFTS. LIGHTING CAN BE CONTROLLED WIRELESSLY VIA A TABLET. THE FLOOR OFFERS EXCEPTIONAL NATURAL LIGHT AND IMPRESSIVE VIEWS.







100 HIGH STREET, LONDON | NW14 6BN

TERMS

A NEW LEASE DIRECT FROM THE LANDLORD.



VIEWING



Jonathan Scott

07885 998 170 jscott@lsh.co.uk

Tom Harker

07702 884 405 tharker@lsh.co.uk



Cliff Bonnett

07850 867 632 cliff@sbhpageread.co.uk

Ben Pater

07915 066 170 ben@sbhpageread.co.uk

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