EXIGEN PROPERTY

GROUND FLOOR COMMERCIAL SPACE TO LET

2 Gourley Place, Tottenham, London, N15 5NF | £20,000 per annum.



DESCRIPTION ...

The property comprises a large ground floor space that sits within a two-storey brick warehouse. The entrance to the property benefits from security shuttering and space for signage.

Internally, the property is currently fitted out for use as a recording studio. It is divided by partition walls to provide two office spaces, a meeting room, two recording rooms, a kitchenette and toilet facilities.

The property benefits from a private yard at the rear.

The approximate dimensions are as follows:

Floor	Sq m (GIA)	Sq ft (GIA)
Total	**127.37**	**1,370.99**

LOCATION ...

The property is located along Gourley Place within the 'Gourley Triangle' site, just off Seven Sisters Road, in Tottenham North London.

The property is located in close proximity to Seven Sisters and South Tottenham train stations. The area is also served by multiple bus routes.

USE ...

Commercial uses invited. Any works to the property and change of use must go through the appropriate planning and building regulations processes.

RENT ...

£20,000 per annum (excluding VAT if applicable). This figure is exclusive of business rates and service charge.

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TENURE ...

A lease term of 10 years (to be granted outside of Part II of the Landlord and Tenant Act 1954).

DELIVERY ACCESS ...

Operators will be permitted limited vehicle access to load and unload with stopping time limited to 30 minutes maximum. No permanent parking is available.

SERVICE CHARGE...

A pro rata apportionment of the costs of maintaining and repairing the common parts (including the estate) will be charged in line with modern estate format.

BUSINESS RATES ...

All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

The tenant is to cover the Landlord's legal and admin costs.

EPC ...

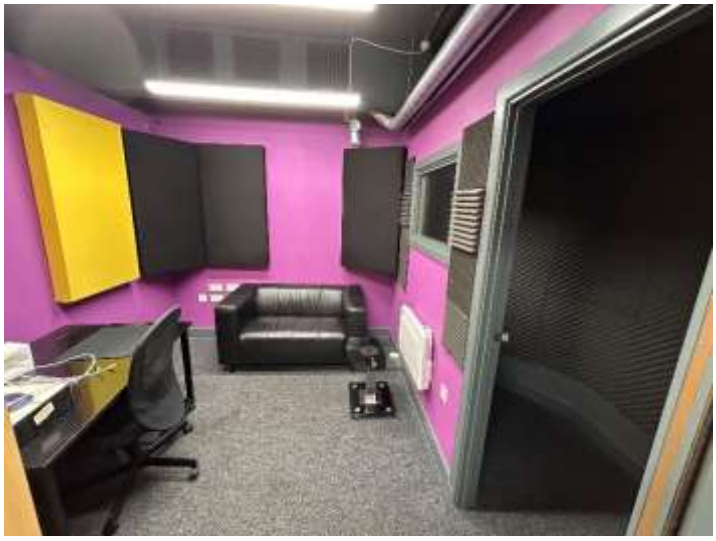
EPC details available upon request.

BREAK CLAUSE ...

Mutual rolling break clause from the fifth anniversary of the term.









VIEWING ...

For further information or to arrange a viewing, please contact the details below:

Elliot Dowsett-Ward
T: 07810 349857
E: elliot.dowsett-ward@exigenproperty.co.uk

MISREPRESENTATION ACT 1967 ...

Exigen Property for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use, lease details and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Exigen Property has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. All areas quoted are approximate. September 2026.