



To Let

Commercial Space
@ Palmers Green
Library

Broomfield Lane
London
N13 4EY



- Flexible Commercial Space Available To Let
- Current D1 use allocation but suitable for alternative uses (STPP)
- Approximately 850 sq.m (9,150 sq.ft) over part ground and lower ground floors

For further
information or an
appointment to
view please
contact:

Jamie Lamond

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Location

Palmers Green Library is prominently located at the junction of Green Lane and Broomfield Road in Palmers Green, N13.

Palmers Green mainline station is located within a 5 minute walk of the property. The North Circular Road (A406) is within a 2 minute drive south of the property. This connects the area to Central London and wider motorway network

Description

Palmers Green Library has been closed and under significant redevelopment over the past 12 months. It is due to officially re-launch in late September 2015.

The redevelopment has created surplus accommodation arranged over part ground floor and the whole lower ground. The accommodation totals approximately 850 sq.m (9,150 sq.ft) and will be finished to shell and core condition allowing any incoming tenant the opportunity to customise the space to suit their exact requirements.

The accommodation benefits from an existing D1 use but would be suitable for a range of uses (STPP) such as crèche / nursery, gym, offices, storage and light assembly.

Tenure

A new FRI lease(s) for a term to be agreed available directly from the freeholder, Enfield Borough Council.

Rent

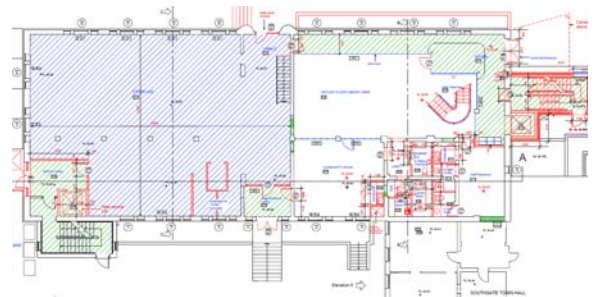
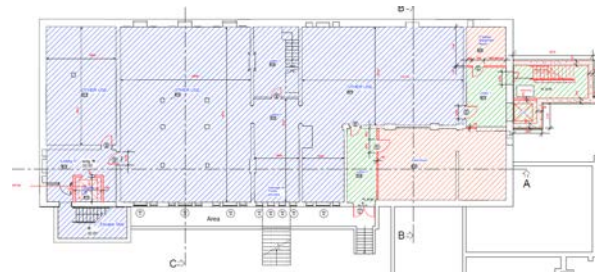
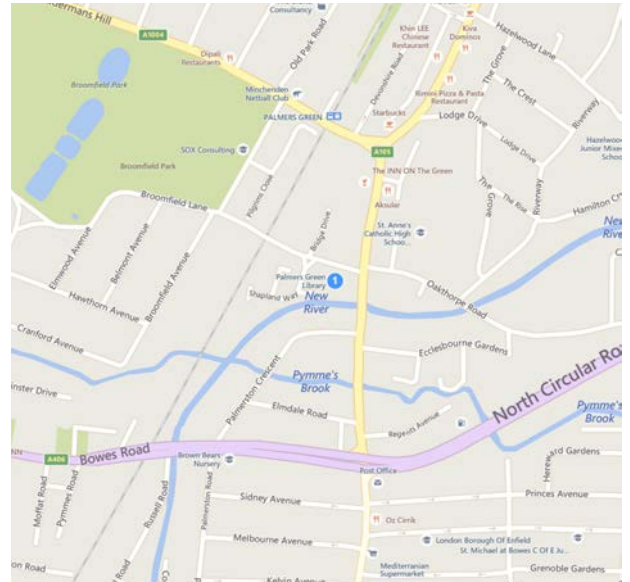
Upon Application

Viewings strictly by appointment only.
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