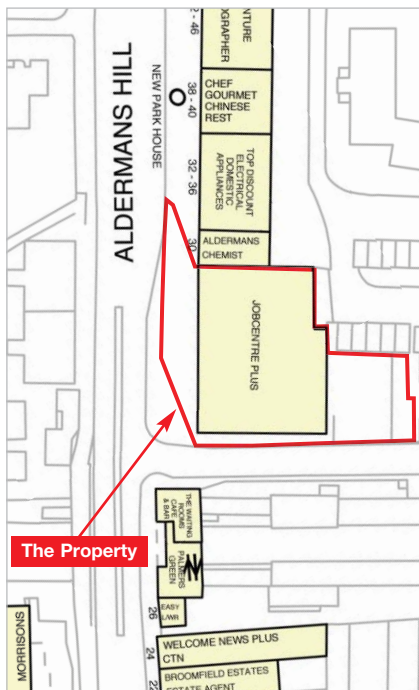
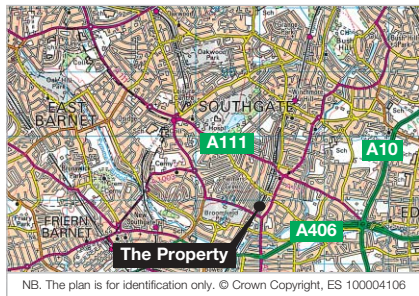


London N13

28 Aldermans Hill Palmers Green N13 4PM

- **Modern Well Located Freehold Job Centre plus Investment**
- Entirely let to the Department for Work and Pensions on a lease expiring in 2023 (1)
- Comprising a total of 1,166.95 sq m (12,560 sq ft)
- Includes 36 car parking spaces
- Situated adjacent to Palmers Green Rail Station and diagonally opposite a Morrisons Supermarket
- Rent Review 2013
- Total Current Rent Reserved
£202,247 pa



Tenure
Freehold.

Location
Palmers Green is a popular and densely populated North London suburb situated in the London Borough of Enfield, 2 miles south of Enfield town centre and 8 miles north of Central London. The property is well situated in a mixed use area on the north side of Aldermans Hill, adjacent to Palmers Green Mainline Rail Station and diagonally opposite a Morrisons Supermarket. Other occupiers close by include Barclays Bank, Starbucks, W H Smith, Superdrug, HSBC, Nationwide, Santander and a number of local traders. There is an NCP car park immediately to the rear of the property.

Description
The property was constructed in 1998 and is arranged on basement, ground and two upper floors to provide a large well specified self-contained office building extending a total of 1,166.95 sq m (12,560 sq ft). The offices benefit from air conditioning, raised floors, suspended ceilings, passenger lift, WCs on each floor and a total of 36 car parking spaces (24 of which are situated within the basement).

The property provides the following accommodation and dimensions:

Basement Car Parking		
Ground Floor	518.45 sq m	(5,580 sq ft)
First Floor	324.15 sq m	(3,489 sq ft)
Second Floor	324.35 sq m	(3,491 sq ft)
Total	1,166.95 sq m	(12,560 sq ft)

NB. Areas provided by Vendor

Tenancy
The entire property is at present let to THE SECRETARY OF STATE FOR THE DEPARTMENT OF WORK AND PENSIONS for a term of 25 years from 29th September 1998 at a current rent of £202,247 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) The tenant has an option to determine the lease on the fifteenth and twentieth anniversaries, subject to thirteen months' written notice.

Tenant Information
Job Centre plus is a government-funded employment agency and social security office that can be found in most cities. Their aim is to help people of working age find employment in the UK. It was formed when the Employment Service merged with the Benefits Agency in 2002. It is part of the Department for Work and Pensions (DWP).
Website Address: www.dwp.gov.uk

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.alltop.co.uk

Viewings
Viewings are by appointment only. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@alltop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 71 Palmers Green**.

