



## Ideal Medical Space To Let

2,660 sq. ft.

430 Archway Road  
London  
N6 4JH

**Rent**  
£40,000 per annum

**Rates payable**  
£33,306 per annum

- \* Suitable for Office or Medical Use
- \* 7 treatment rooms
- \* W/C and kitchenette facilities
- \* Highgate Station within a 4 minute walk
- \* 4 Parking spaces
- \* EPC rating C

MEDICAL SPACE TO LET



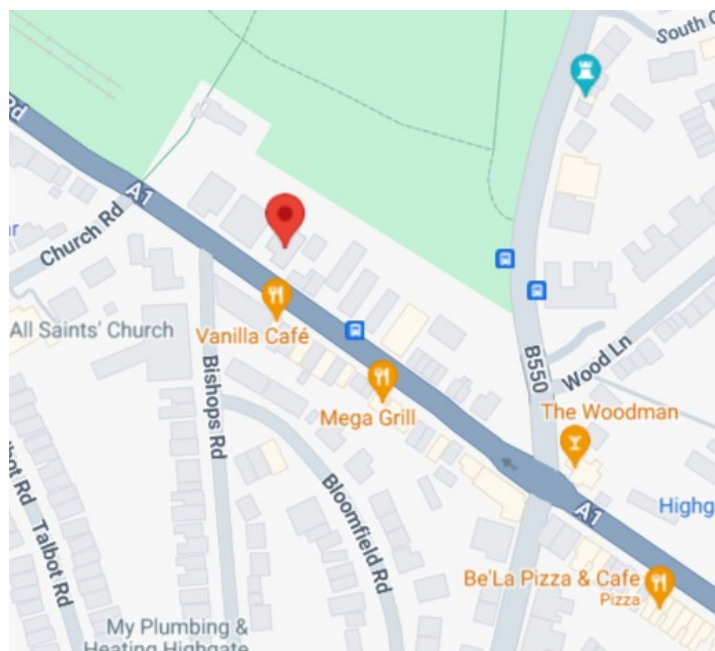
# OVERVIEW

## Location

430 Archway Road is located in the borough of Haringey in North London. The property is prominently positioned on the A1, providing excellent transport links including close proximity to Highgate Station on the Northern Line and multiple bus routes.

The area features a vibrant mix of residential, commercial, and retail establishments, with nearby amenities such as cafes, shops, and green spaces like Highgate Wood.

This strategic location offers high accessibility, making it ideal for a variety of uses.

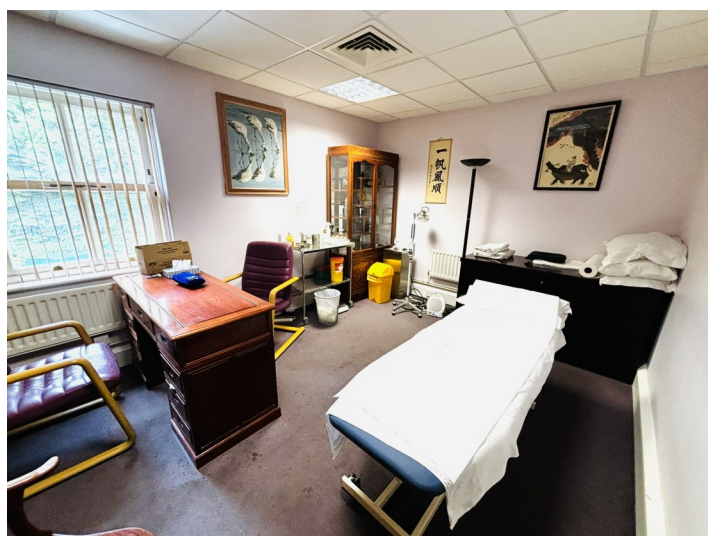


## Description

The first-floor space is accessed via its own entrance on the ground floor and benefits from a small area of street front signage. The space is ideal for medical, dental, physio or similar types of uses. Alternatively the accommodation would suit office use.

Currently occupied by a traditional medicine provider, the unit features seven treatment rooms, a large open-plan reception area, and a large open area that could be converted into additional treatment rooms or open plan office space.

It includes air-conditioning, W/C facilities, and a kitchenette, with the added benefit of four car parking spaces to the rear of the unit.



## Lease Terms

The space is available by way of a new lease direct from the landlord.

## Floor Areas

First Floor	2,660 sq. ft.
Total	2,660 sq. ft.