TLRE
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UNIT 12 CRANFORD WAY INDUSTRIAL ESTATE, LONDON, N8 9DG.







TO LET 12,477 SQ FT

URBAN WAREHOUSE AVAILABLE TO LET

12–14 Denman Street, London W1D 7HJ
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LOCATION

Cranford Way is situated in Hornsey, North London, an ideal last mile location for various occupiers servicing central or inner north London.

Cranford Way is situated off the A103 (Tottenham Lane), close to the A406 (North Circular Road). The scheme is located 2 miles from the Archway Road A1 linking to Highbury Corner.

Hornsey Overground Station is within ¼ mile and provides regular services to Kings Cross/Moorgate via Finsbury Park (Piccadilly Line and Victoria Line). This is an ideal location from which to serve the City and West End and the wider Greater London market.



DESCRIPTION

The property comprises a brick-built warehouse with two extra wide roller shutter doors, on the front elevation with an eaves height of 5.18m rising to 8.34m at the Apex.

The warehouse accommodation has 3 phase power and is column free allowing for unhindered racking, vehicle parking or pallet storage. There is an additional roller shutter door to the rear elevation.

The unit is fully fitted with office accommodation, arranged over ground and first floors. The ground floor has WCs and an undercroft area currently used for a staff canteen. The first floor offices have individual meeting rooms and an open plan area.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

TERMS

The unit is available by way of a sublease or assignment and is held under an existing lease expiring 22.06.2028 and granted within the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

A new lease for a term to agreed lease may be available, subject to discussions with the landlord.

ACCOMMODATION

	SQ M	SQ FT
Ground floor	1,056	11,373
First Floor	102	1,104
TOTAL	**1,159**	**12,477**

* a 1,946sqft mezzanine can be made available also

SUMMARY

- Urban North London location.
- 5.18m rising to 8.34m at apex
- First floor offices
- 3 phase power
- Column free warehouse space

BUSINESS RATES

We understand the property has a Rateable Value of £159,000. Potential occupiers are recommended to make their own enquiries with LB Haringey to confirm the exact rates payable.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

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