

For Sale

Industrial Land & Buildings – 9,125 sqft on 1.14 Acres
Jewson, 11 Tottenham Lane, Greater London, N8 9DP



Key Features

- Rare freehold opportunity off Tottenham Lane
- Site spans a total of 1.14 acres (0.46ha)
- 6 existing buildings totalling 9,125 sq ft
- Prominent location with frontage exposure
- Secure site, with potential for redevelopment
- Great transport links through Hornsey Station

Description

Building 1

- Single story main showroom
- Steel clad roof with timber truss construction
- Single loading door
- M & F toilets

Building 2

- Open sided single frame storage structure

Building 3

- Brick built storage unit
- Steel frame

Building 4

- Trade counter showroom
- Includes a mezzanine
- Detached unit, brick and breeze block
- Steel clad roof
- Double loading doors

Building 5

- Detached Steel Frame Warehouse
- Shutter Loading Door
- Storage Unit

Building 6

- Covered storage structure
- Dutch barn style

Site Area

- Mains gas, electric
- 10 car parking spaces
- Access via Tottenham Lane and Cranford Way

Accommodation

Accommodation	Size (sq ft / acres)	Condition
Building 1	1,808	Fair
Building 2	1,130	Poor
Building 3	1,130	Poor
Building 4	1,797	Fair
Building 5	1,280	Poor
Building 6	1,980	Fair
Total	9,125	
Site area	1.14	

**Mezzanine not included in area totals*

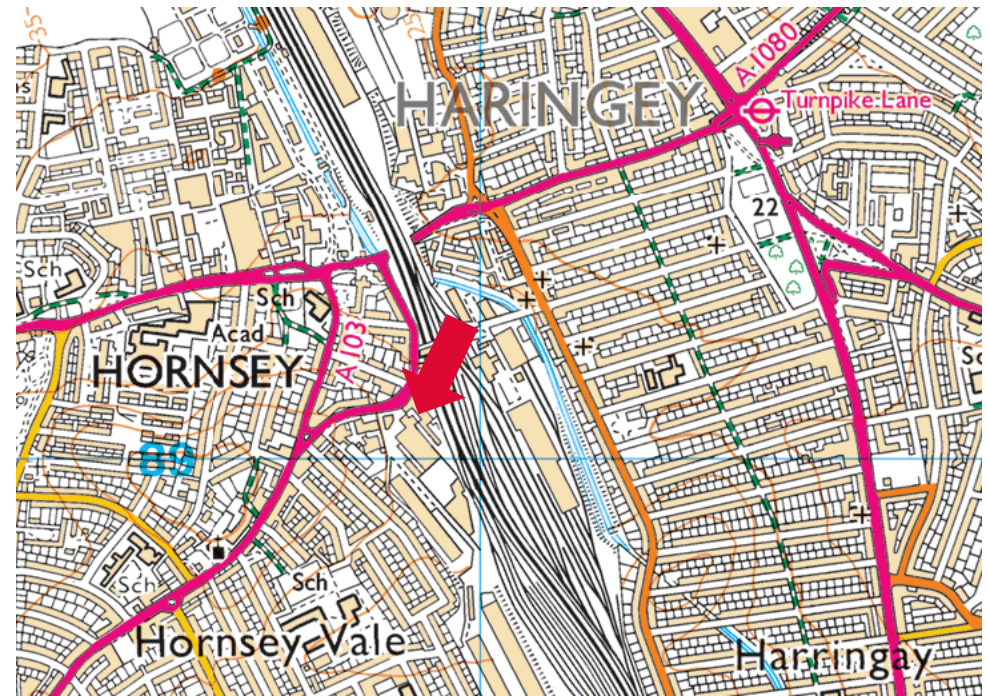


Location

The property is located in a well established Industrial Estate, just off Tottenham Lane.

Hornsey is a suburban district situated to the north of the London. With a population of approximately 15,000, Hornsey is located in the London borough of Haringey, part of the dynamic Greater London region.

The site is situated in an easily accessible location off Tottenham Lane, close to Hornsey Mainline Train station, with easy access within 20 minutes to central London. There is a secondary right of way across Cranford Way Industrial Estate. It is within one of the few Industrial sites in the area and nearby occupiers include: Access Self Storage, A-Z Catering, Fed-X, Howdens and Smiths News.



Streetmap.co.uk



Promap.co.uk



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Rateable Value

Interested parties are advised to make their own enquiries with the Borough of Hornsey.

Legal Costs

Each party to bear their own legal costs.

Terms

The property is available on a freehold basis.
Price on Application.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

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VAT

The sale of the property is subject to VAT at the prevailing rate where applicable.



Contact

For further information, or to arrange a viewing, please contact the sole selling agents.



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SUBJECT TO CONTRACT

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Particulars dated Feb 2024. Photographs dated Jan 2024

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