



TUFNELL PARK LONDON N19

TO BE
REFURBISHED



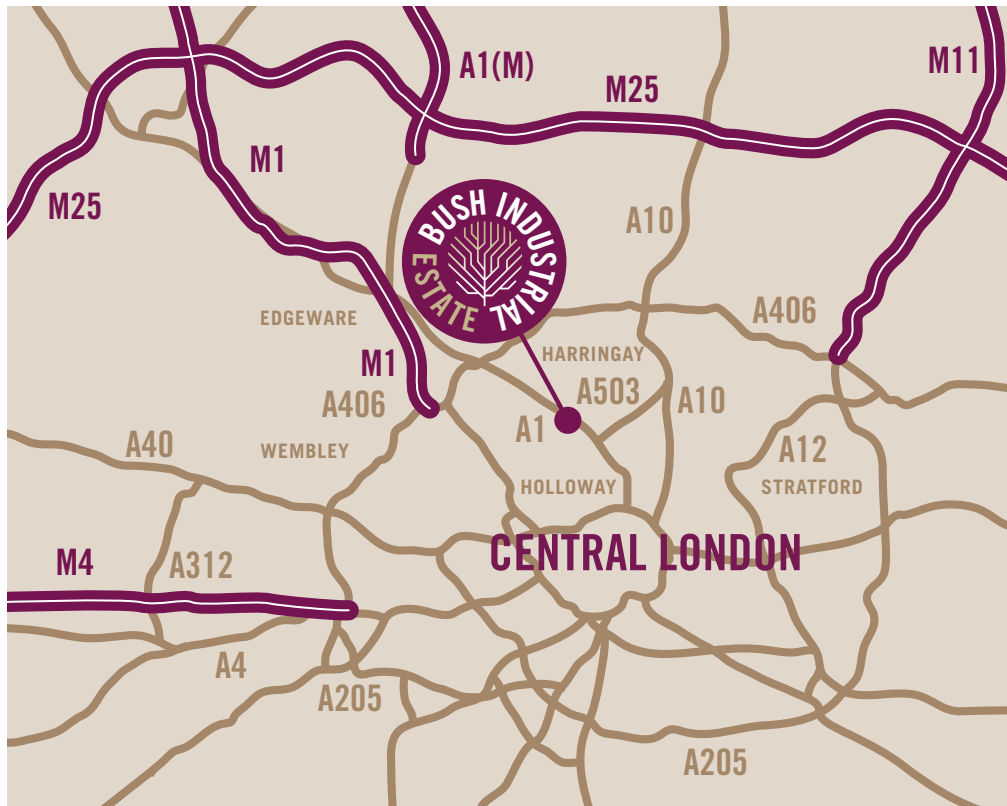
UNIT 5

**WAREHOUSE / TRADE UNIT AVAILABLE TO LET
8,025 SQ FT (745 SQ M)**

LOCATION

The property is located off the A400 Junction Road, a short distance (0.7 miles) from the A1 north south thoroughfare, which in turn links to the A406 North Circular.

The site benefits from being within walking distance (0.4 miles) from Tufnell Park Underground Station (Northern Line).



DISTANCES

Tufnell Park Underground Station (Northern Line)	0.4 miles
A1 / Holloway Road	0.7 miles
Archway Underground Station (Northern Line)	0.8 miles
West End	4.0 miles
City of London	4.6 miles
M1	6.7 miles



DESCRIPTION

Unit 5 is located within Tuffnell Park Industrial Estate which consists of an eight unit parade. The property is of steel portal frame construction with brick and blockwork infill and profiled steel cladding.

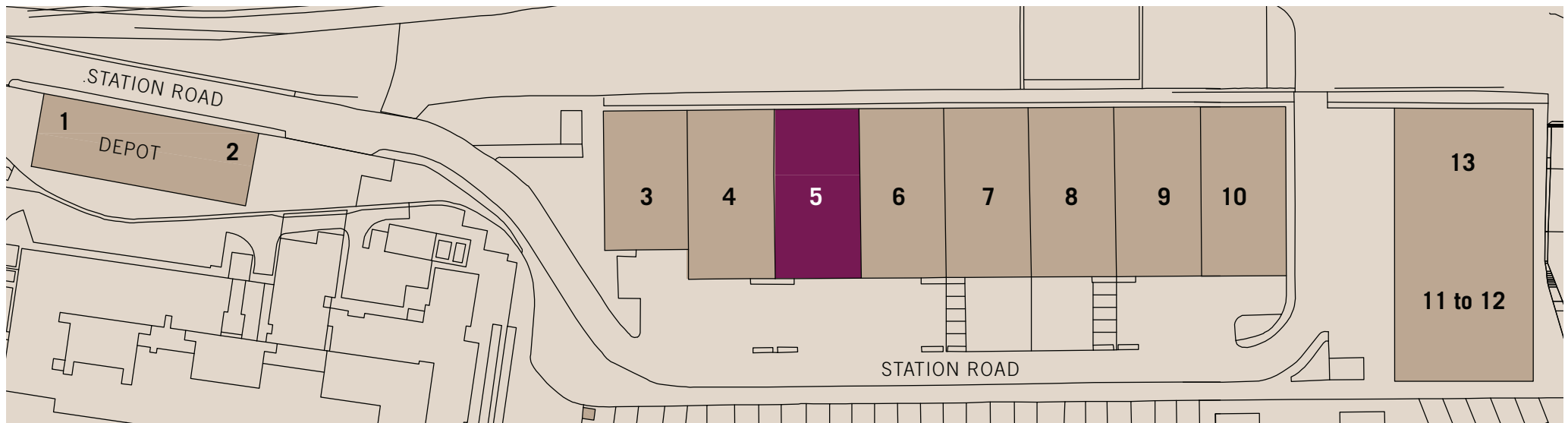
SPECIFICATION

To be refurbished
Ground and first floor offices
1 x level access electric loading door
Minimal clear eaves height of 6m
3 phase power
Ability to park 15 cars
Dedicated loading area to the front

ACCOMODATION

Warehouse	6,731 sq ft	625 sq m
Ground Floor Office	647 sq ft	60.1 sq m
First Floor Office	647 sq ft	60.1 sq m
Total	8,025 sq ft	745.2 sq m

THE SITE



Plans not to scale - for identification purposes only.



TERMS

The unit is available to let on a new full repairing and insuring basis for a term to be agreed.

LEGAL COSTS

Each party is responsible for their own legal and surveying costs.

ENERGY PERFORMANCE RATING

Available on request.

RENT

Available on request.

BUSINESS RATES

Available on request.

SERVICE CHARGE

Available on request.



VIEWING AND FURTHER INFORMATION



NATASHA RYAN

Mobile: +44 (0) 7812 760 310
Email: natasha.ryan@savills.com

FLEUR CONGREVE

Mobile: +44 (0) 797 703 0148
Email: fleur.congreve@savills.com



JEFFREY PREMPEH

Mobile +44 (0) 7395 883 209
Email: Jeffrey.Prempeh@eu.jll.com

PETER DAVIDSON

Mobile +44 (0) 7920 597 574
Email: Peter.Davidson@eu.jll.com

JLL & Savills themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. © 2021 Jones Lang LaSalle IP, Inc.