



TO LET

**465a Hornsey Road,
London, N19 4DR**

2,500 - 3,200sq ft / 323 - 297 sq m

Workshop / Storage Facility
Spray Booth Use Available



Description

The property comprises an industrial warehouse/workshop of a large rectangular shape. There is the optional shared use of the spray booth. The unit benefits from strip lighting, three phase power, a delivery yard and a parking space. The unit will be redecorated and cleaned before occupation.

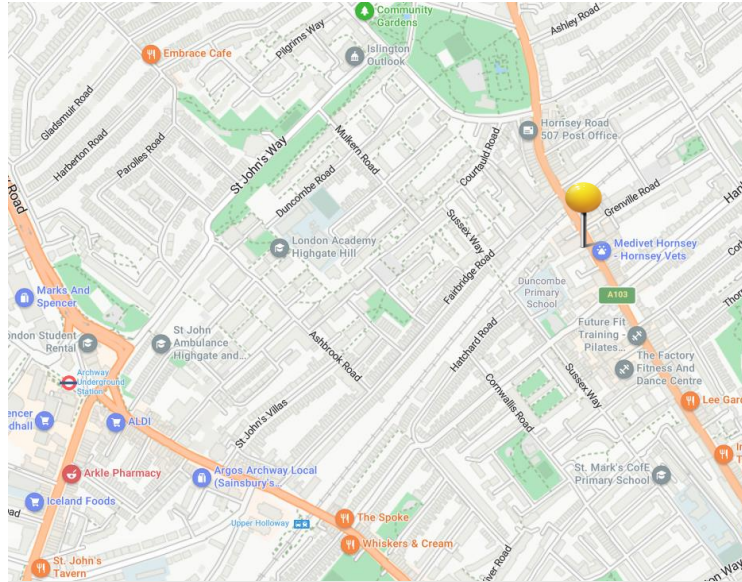
- Parking
- 3 phase power
- Spray booth
- Delivery Yard
- W/C

Location

The unit is located in Upper Holloway, North London just off Hornsey Road. Transport links to the site are well supplied. Upper Holloway, Finsbury Park and Archway Station are all within a 15-minute walk and 5-minute bus ride of the unit. Euston Station is accessible from Finsbury Park and Archway in 9 minutes. By road, the unit benefits from access into central London in 20-minutes, and the A1 situated nearby provides access to the North Circular and M25.

Accommodation

	Sq ft	Sq m
Available Space	2,500	232
Spray Booth + Drying Area	700	65



Tenure

The property is available by way of a of sub-lease. for a term of up to five years

VAT

Payable

Rent

£62,000 per annum

Rates Payable

£16,467 per annum

Contacts

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Further Information [View on Website](#)

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