

Granita Court, Unit 4, 9 Cross Lane First Floor, Hornsey, London, N8 7GB

FOR SALE

Office

3,557 sq ft / 330.5 sq m

£950,000

First floor commercial unit for sale



- Great Natural Light
- Capped-Off services
- Car Parking Spaces may be available by Separate Negotiation
- Good Ceiling Height
- Self-Contained Entrance



Description

A brand new, large, first floor commercial unit is offered as a self-contained 'shell' office unit. The unit will be provided with capped-off electricity and water connections as well as drainage provision, ready for final fit-out. The unit benefits from having a self-contained entrance and own lobby at the Ground Floor from the street. The unit is offered on a new long lease of 250 years with an initial ground rent of £350 per annum increasing 10 yearly at RPI *VR Tour Available* <https://my.matterport.com/show/?m=ixvKXdSVxGR>

Location

The development is on Cross Lane, just off Hornsey High Street, close to the Smithfield Square Development which includes Sainsbury's. High street facilities in Crouch End and Wood Green are nearby. The location benefits from excellent transport links; Hornsey station gives direct trains to Old Street/Moorgate, and with an easy change at Finsbury Park for Kings Cross/ Thameslink/ Victoria lines, or change at Highbury and Islington for London Overground. The area also offers good bus links.



Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Price	Availability
Unit - 1st Left (4)	Office	3,557	330.5	£950,000.00	Available

Tenure

Long Leasehold

EPC

Has been commissioned

VAT

Upon enquiry

Configuration

Not Fitted

Contacts

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Further Information

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