



## AVAILABLE - TO LET

UNIT C, CLARENDON ROAD GASWORKS, LONDON, N8 0ER

A1, A2 & A3 Use For Rent, 538 Sq Ft £18,500 Per Annum Exclusive

All enquiries to

**020 8520 9911**

[strettons.co.uk](http://strettons.co.uk)



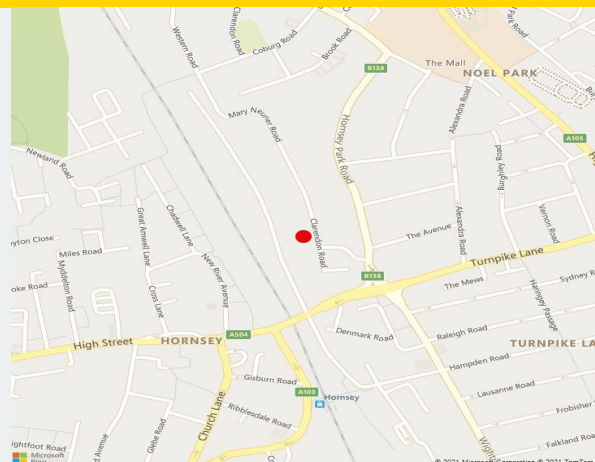
**STRETTONS**

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# UNIT C, CLARENDON ROAD GASWORKS, LONDON, N8 0ER

A1, A2 & A3 Use For Rent, 538 Sq Ft £18,500 Per Annum  
Exclusive



The property is located within Block C1 of a new development by St William Homes at the former Clarendon Gasworks, which will be a new mixed use scheme over 5 phases, providing 1,743 new homes and over 100,000 sq ft of commercial. Block C1 is located within the first phase of the development and will provide two commercial units, one of which has already been tenanted. The remaining unit is arranged over ground floor only.

The unit will be left in a shell and core state with capped services. An enhanced specification can be discussed.

## Highlights

- Good location

<b>Rent</b>	£18,500 Per Annum Exclusive
<b>Business Rates (Est)</b>	To be assessed
<b>Building type</b>	A1, A2 & A3 Use
<b>Service Charge (Est)</b>	Estimated at £936 pa.
<b>VAT</b>	Elected for VAT
<b>EPC Rating</b>	7-A
<b>Lease Details</b>	Available on a new FRI lease for a term to be agreed.

Floor	Size Sq Ft
Ground Floor	538
<b>Total Internal Area</b>	<b>538</b>

## Contact us

### Strettons

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.