



FOR SALE

469 Hornsey Road

469 Hornsey Road, London, UK N19 3QL



Office for sale, 1,276 sq ft, £400,000

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/49143-469-hornsey-road-469-hornsey-road>

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Ground and lower ground floor self contained offices within new build mixed use development between Holloway and Crouch End

New to market.

A fantastic opportunity to acquire newly constructed ground and lower ground floor offices on the corner of Hornsey Road and Fairbridge Road, a wonderful location being easily accessible from Crouch Hill and Upper Holloway stations, numerous bus links. The immediate area benefits from nearby Elthorne Park and the shops and restaurants of Hornsey Road.

The ground floor has the benefit of large floor to ceiling windows on three sides, flooding the space with natural light, a glass plate is flush to the floor providing a lightwell to the lower ground floor, which is accessed via a large staircase which acts as an additional light well.

The premises will be fully DDA compliant with accessible wc facilities and a lift connecting both floors. Onsite secure bike storage and dual access points from Fairbridge Road and Hornsey Road ensure that the space will be attractive to all occupiers.

Highlights

- Newly constructed
- Large floor to ceiling windows on 3 returns
- Good ceiling height
- Can be finished to a CAT A+ standard by negotiation
- Neighbourhood location in between Holloway and Crouch End
- Can be combined with adjoining unit to provide 2207 sq ft in total

Property details

Price	£400,000
Building type	Office
Tenure	Long leasehold
Deal type	Vacant possession
Size (GIA)	1,276 sq ft

Floor	Size sq ft
Ground	626
Lower Ground	650
Total	1,276

More information

[Visit microsite](#)

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Contact us

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