



FREEHOLD INVESTMENT WITH PART VACANT POSSESSION

Office / Industrial / Land

9,055 sq ft And 0.26 Acres

**20 & 21 Cranford Way Industrial Estate,
Tottenham, Lane, Hornsey, London N8 9DG**

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

Cranford Way Industrial Estate is situated off Tottenham Lane (A103), 7 miles north of Central London and under 2 miles from both North Circular Road (A406) to the north and Tottenham High Road (A10) to the east.

Hornsey Station is close by which provides regular services into Central London and links with the underground and overground rail system at Finsbury Park (Piccadilly Line and Victoria Line underground services and WAGN rail services).

The Premises

The premises comprise a modern detached 2-storey commercial building constructed in the mid 1980's with glazed and profiled steel sheet elevations.

The building is v-shaped with an interconnecting first floor section and is currently divided vertically to provide 2 self-contained buildings.

The offices are mainly arranged at first floor and are each approached via 2 independent ground floor reception areas, which also contain toilet and shower facilities. The ground floor areas have a head room of 12ft 6" previously used for storage and light industrial purposes, access to which is gained via 2 large roller shutter doors accessed from a private courtyard.

20 Cranford Way will be offered with vacant possession.

21 Cranford Way is let to Boxing Fitness Club Ltd.

Close by but not contiguous with the building is a site of 0.26 acres which is let to Deliveroo SP Ltd who have created a number of commercial kitchen pods.

Both sites are accessed via a private estate road from Tottenham Lane.

Floor Area

20 Cranford Way	4,528 sq ft
21 Cranford Way	4,528 sq ft
Yard	0.26 acres

Tenure

The building is held freehold under Title No EGL179659 and the yard is held freehold under Title No AGL110434.

The yard is let to Deliveroo SP Ltd under a lease dated 24 September 2022 outside the Landlord & Tenant Act at a rent of £50,000 p.a.x. The tenant is to keep the premises in repair, subject to a Schedule of Condition.

21 Cranford Way is let to Boxing Fitness Club Ltd under a lease dated 6 December 2018 outside the Landlord & Tenant Act for a term expiring 25 September 2022 at a rent of £36,000 p.a.x. The tenant must keep the property in good repair, except the electrics which are the responsibility of the Landlord.

Price

The freehold interest is for sale subject to the leases referred to above at a price of £1,500,000.

Energy Performance Asset Rating

Unit 20 – E

Unit 21 – D

EPC certificates available on request.

VAT

It is anticipated the sale will be dealt with by way of a TOGC, so no VAT will be payable.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing/Further Information

Strictly by appointment through sole agents.



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