



UNIT 11

Cranford way

industrial estate

Images are of the unit prior to current tenant's occupation



Warehouse/Industrial unit To Let
12,840 sq ft (1,192.84 sq m)



Hornsey N8 9DG

- An ideal location from which to serve the City, West End and wider Greater London market
- Flexible lease terms available



UNIT 11 Cranford way industrial estate Hornsey N8 9DG

Location

Cranford Way Industrial Estate is situated off the A103 Tottenham Lane close to the A406 North Circular Road. Hornsey overground station is within walking distance and provides regular services to Kings Cross and Moorgate via Finsbury Park (Piccadilly Line and Victoria Line). This is an ideal location from which to serve the City and West End and the wider Greater London market.

Description

The unit is end of terrace and comprises a warehouse with clear span steel portal frame fronted by 2 storey offices.

The warehouse has an eaves height of 4.87m and a height to the roof apex of 9.03m. Loading access is provided by 2 surface level doors with generous hard standing and there is additional parking for up to 20 cars.

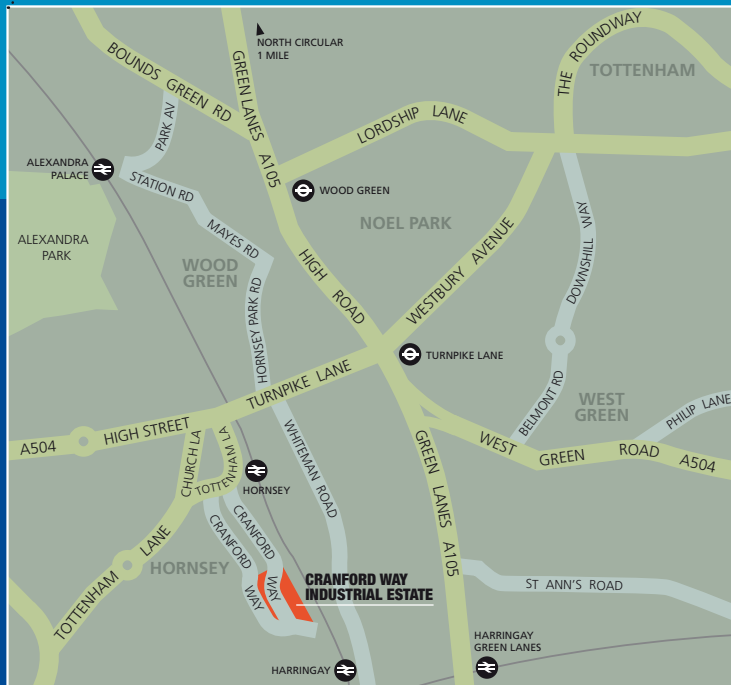
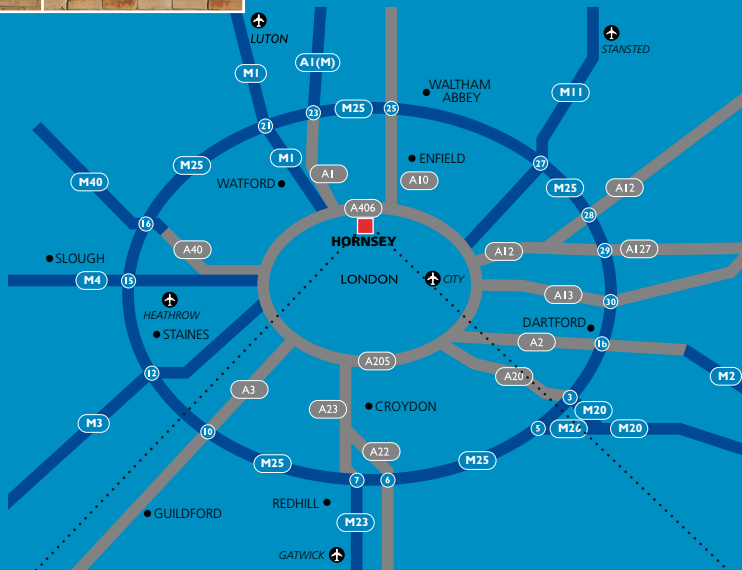
The offices benefit from suspended ceilings, recessed lighting, oil fired central heating and carpets.

Floor Areas

Warehouse	9,233 sq ft
Ground floor Offices	1,817 sq ft
First floor Offices	1,790 sq ft
Total	12,840 sq ft

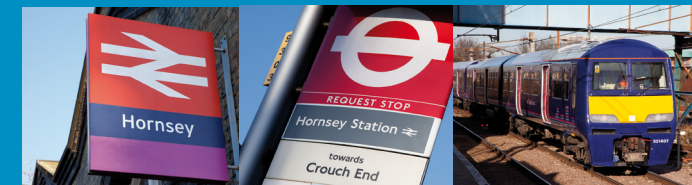
Specification

- 2 Level loading doors
- 2 storey integral offices
- Eaves height 4.87m (roof apex height 9.03m)
- 3 phase electricity
- Staff welfare facilities
- Excellent parking/loading



Communications

A406 North Circular	3 miles
Central London	7 miles
M1 Junction 2	8 miles
M25 Junction 25	8 miles
Hornsey to Finsbury Park	5 minutes
Hornsey to Kings Cross	16 minutes



Terms

On application.

Viewing

Strictly by appointment with sole letting agents.

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