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

Cranford way industrial estate Hornsey N8 9DG

WHSmith

FedEx

Location

access

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

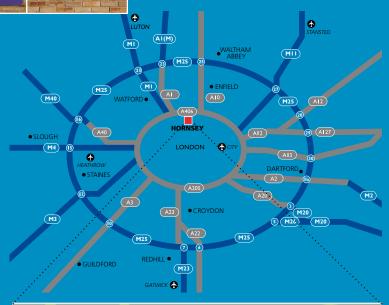
The offices benefit from suspended ceilings, recessed lighting, oil fired central heating and carpets.

Floor Areas

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



Southern Electric

(ya)hire



Communications

	A406 North Circular	3 miles
	Central London	7 miles
	M1 Junction 2	8 miles
R	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.

Cliff Bonnett cliff@sbhpageread.co.uk

Ben Pater ben@sbhpageread.<u>co.uk</u>



Paul Londra paul.londra@montagu-evans.co.uk

Gerry Young gerry.young@montagu-evans.co.uk



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