

# LIGHT INDUSTRIAL UNIT

5,517 sq ft

TO LET



Unit 21, Cranford Way Industrial Estate, Tottenham Lane, Hornsey, N8 9DG

## Description

Unit 21 comprises ground floor light industrial/workshop building constructed in the mid 1980's with glazed and profiled steel sheet elevations.

The unit is served by a roller shutter with ground floor reception, WCs, showers, changing facilities and a kitchen. The first floor comprises leisure/office space with raised wooden floors, mirrors, air conditioning and glass partitioned offices.

There is parking for 4 cars to the right of the premises with additional space for loading.

The site is accessed via a private estate road from Tottenham Lane.

## 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).



# COMMERCIAL PROPERTY SPECIALISTS

## Tenure

Leasehold. Flexible leases available upon request.

## Rent

At a rent equating to £85,000 per annum.

## Business Rates

To be advised.

## Features

- Electric roller shutters
- Reception area
- Changing Rooms
- Male/Female WCs and showers
- 4 parking spaces
- First floor office space
- Air conditioning
- Private access road

## Accommodation

Ground Floor – 2021 sq ft  
First Floor – 3496 sq ft

## Legal Costs

Each party to be responsible for their own legal costs.

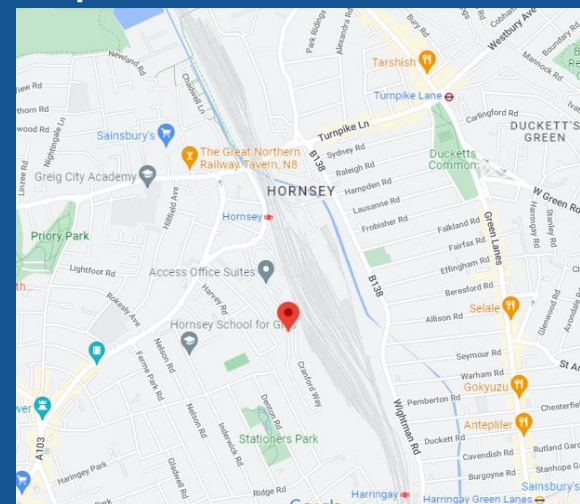
## Energy Performance Assessment Rating



## Service Charge

Upon application

## Map



## Viewing/Further Information:

Strictly by appointment through sole agents:



**BEN PATER**

**07915 066 170**

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