



**HENSHALL & PARTNERS**

REAL ESTATE ADVISORS



**Unit 1, Hampden Road, Hornsey London, N8 0HG**

**COMMERCIAL UNIT FOR SALE OR RENT IN HORNSEY**

**(1,693SQFT WITH 2X DEMISED CAR PARKING SPACES)**

# Summary

- **Flexible use** (Class-E) **commercial unit** with **2x car parking spaces** available for **sale or rent**
- Property extends **1,693sqft** over the **ground floor** beneath **quality development** comprising **174-apartments**
- Located **adjacent** to **Hornsey station** (Overground) providing **direct trains** to **London King's Cross St Pancras** in just **15-minutes**
- Unit will appeal to a **range of occupiers** including **offices, medical** and **fitness operators**
- Inviting offers in the region of **£350,000 (£207psf)** for the **long leasehold interest** (c.999-years)
- Rental offers guided at **£27,500pax (£16psf)** on a new **FRI lease**



## Description

Attractive **commercial unit** available to **rent or buy** within quality development by Fairview New Homes comprising **174-apartments**.

The property extends **1,693sqft** available in **shell and core condition** with **capped services** allowing an incoming occupier to fit the space out as per their requirements.

Unit benefits from **excellent natural lighting, open plan layout** and **flexible use class (Class-E)** suitable for a range of occupiers including **offices, medical** and **fitness operators**.

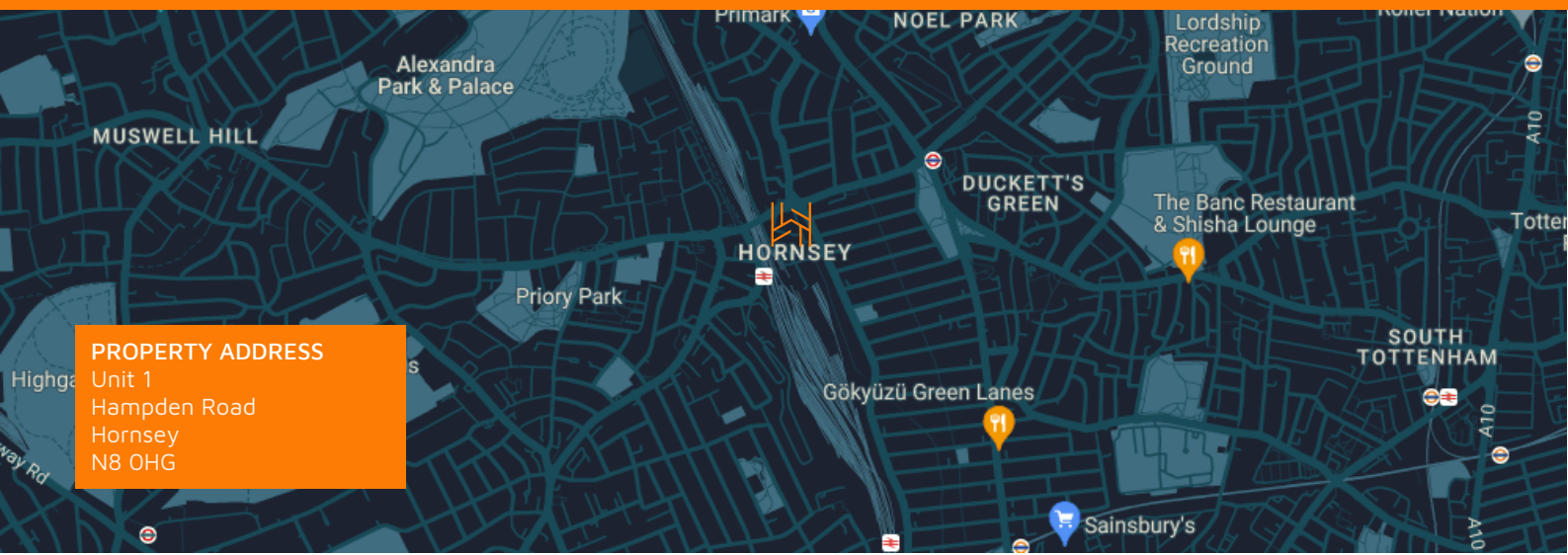
The property also has **2x demised car parking spaces** within the **gated development**. Possibility for intercom system to be installed upon occupation.

## Location

The property is located along **Hampden Road** adjacent to **Hornsey station** just off **Wightman Road (B138)**.

Unit has **excellent transport links** with **Hornsey station** (Overground & Great Northern Rail) providing **direct trains** to **King's Cross St Pancras** in **under 15-minutes**. **Turnpike Lane underground** (Piccadilly Line) is also within a **10-minute walk**.

The area is seeing huge investment and has become a vibrant hub for people to live and work in. This regeneration includes **£1bn invested in housing, 5,000 jobs** along with **1 million sqft** of **new employment space**.

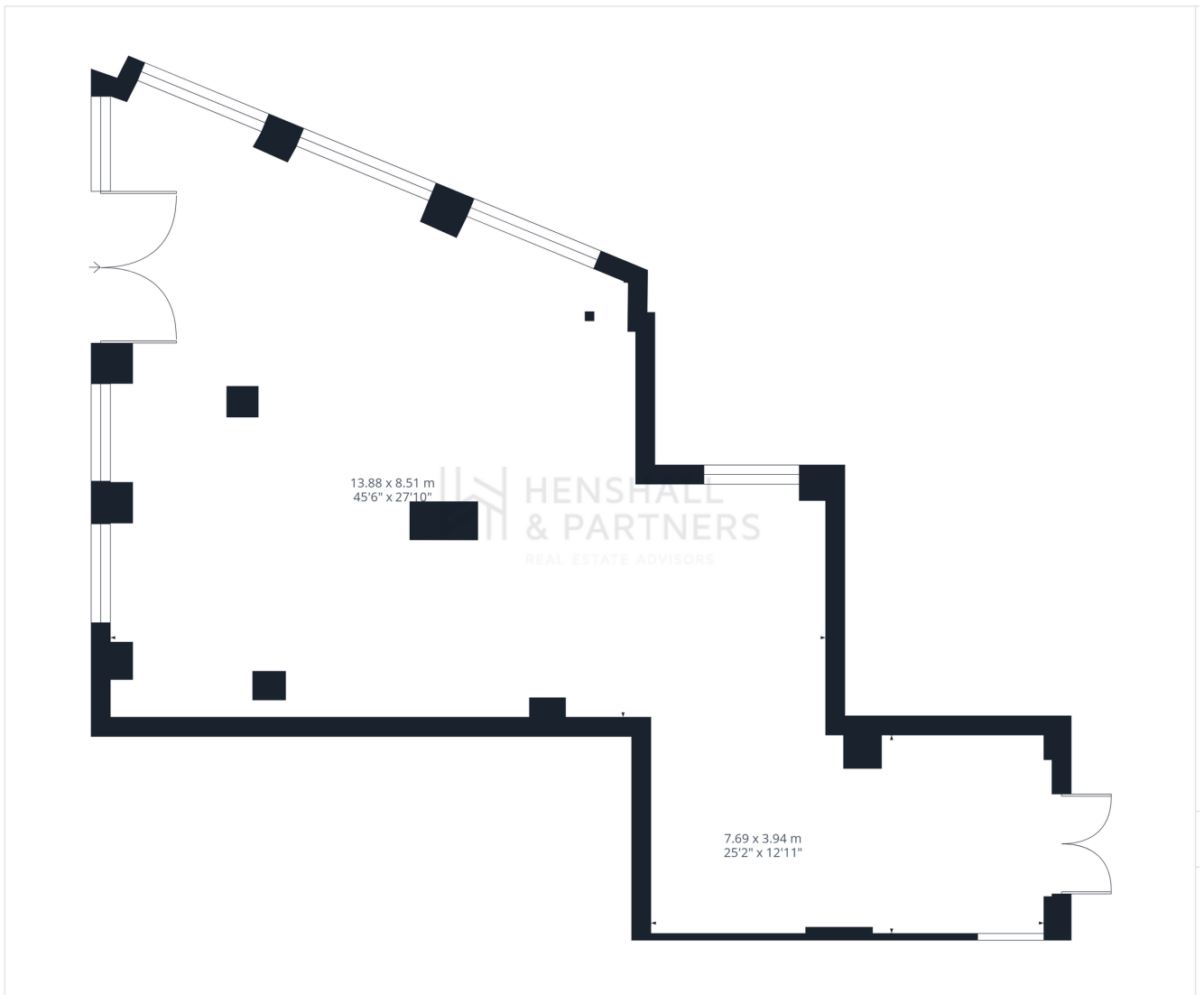


# Floorplan

Approximate Total Area\*

157.33sqm

1693.52sqft



\*While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



## Business Rates

The property is **yet to be rated** by the VOA. Interested parties are welcome to make their own enquiries with **Haringey Council** for further information.

## Terms

Inviting offers in the region of **£350,000** (for the long leasehold interest (£207psf) c.999-years remaining).

Rental offers guided at **£27,500pax** (£16psf) on a new FRI lease direct with the landlord.

## Viewings

Contact the **Henshall & Partners** team to arrange a viewing.

## CONTACT US



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