

# Granita Court, Unit 4, 9 Cross Lane First Floor, Hornsey, London, N8 7GD

**FOR SALE**

Education / Healthcare / Leisure / Office

3,557 sq ft / 330.5 sq m

£895,000

# Last remaining unit

**Class E self-contained 'shell' commercial unit part of a superb new development**



- E Class use
- A new long lease of 250 years
- Great natural light
- Capped-off services
- Car parking spaces may be available by separate negotiation
- Good ceiling height
- Self-contained entrance

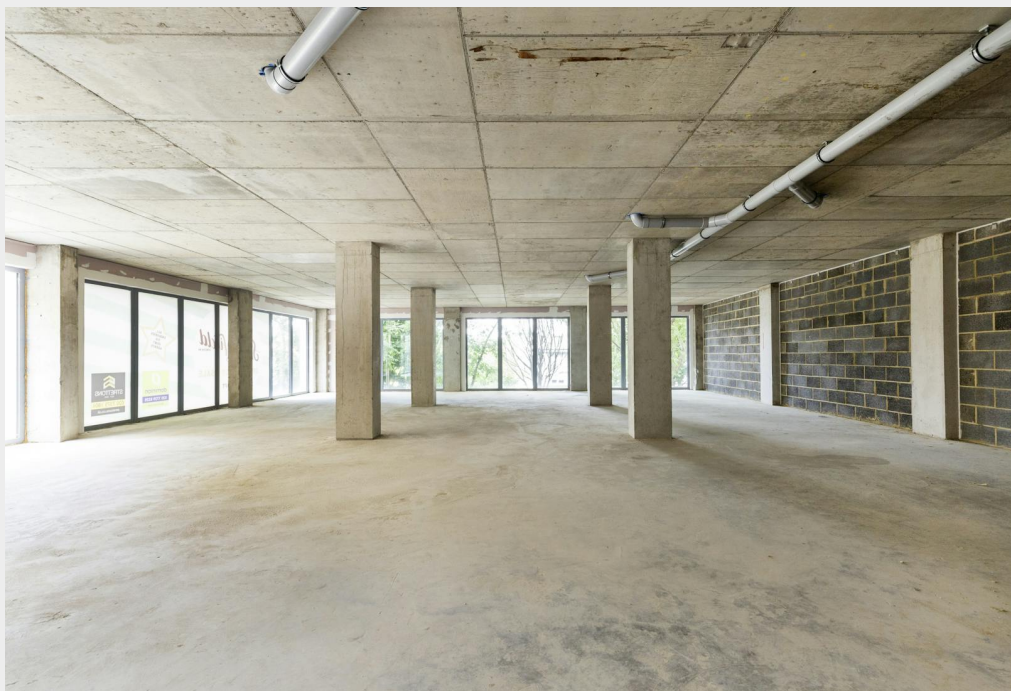


## Description

A brand new, large, first floor commercial unit is offered as a self-contained 'shell' office unit. The unit is provided with capped-off electricity and water connections as well as drainage provision, ready for final fit-out. The unit benefits from having a self-contained entrance and own lobby at the ground floor from the street. The planning for the unit is now upgraded to E class. The other units have been sold to a specialist wine company and a nursery.

## Location

This new development is on Cross Lane, just off Hornsey High Street, close to the Smithfield Square Development which includes Sainsburys. High street facilities in Crouch End and Wood Green are nearby. The location benefits from excellent transport links; Hornsey station gives direct trains to Old Street/Moorgate, with an easy change at Finsbury Park for Kings Cross/ Thameslink/ Victoria lines, or change at Highbury and Islington for London Overground. The area also offers good bus links.



## Accommodation / Availability

Unit	Sq ft	Sq m	Price	Availability
Ground - Floor Entrance Lobby	215	19.97	-	Available
1st - Floor	3,342	310.48	-	Available
Unit - Total	3,557	330.46	£895,000	Available

### Tenure

Long Leasehold

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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#### Further Information

[View on Website](#)

[Floor Plans](#)

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