



STRETTONS



FOR SALE/TO LET

23-25 Tottenham Lane, Hornsey, N8 9BD

17,257sq ft / 1,603.23sq m



INDUSTRIAL FOR SALE/TO LET

strettons.co.uk

23-25 Tottenham Lane, Hornsey, N8 9BD

Description

This property is a fully equipped food processing facility over ground and first floors, featuring a secure, gated yard with four loading doors and a goods lift providing direct access to the first floor. The ground floor comprises cutting halls, cold rooms, storage areas, and staff welfare facilities, all of which can be easily reconfigured to create an open-plan space. The first floor includes office accommodation and additional cold storage and cutting halls, also easily adaptable.

Key features include:

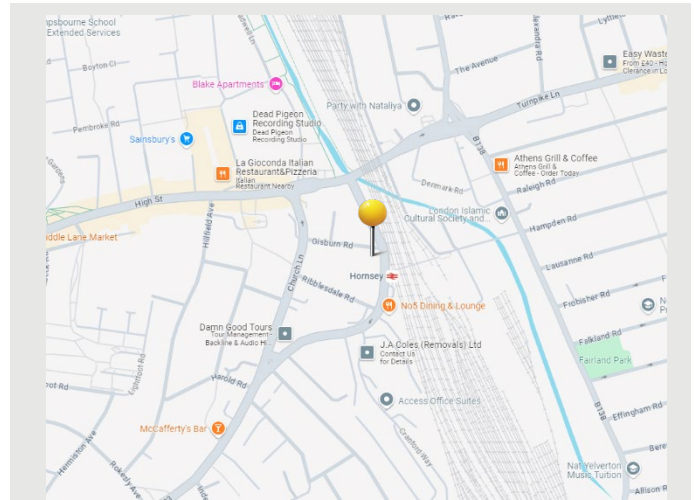
- 48m of main road frontage
- 4 shutter doors
- Goods lift
- 3 Phase power
- Independent access and its own yard area with parking for multiple vehicles

Location

23-25 Tottenham Lane is prominently situated in North London on Tottenham Lane, approximately 0.5 miles from the A103, offering quick access to the A406 North Circular Road (1.2 miles) and the A10 (1.8 miles), providing excellent connectivity to Central London and other key routes. Public transport links are strong, with Hornsey train station just 0.3 miles away, offering services to London Moorgate in around 20 minutes, and Turnpike Lane Underground Station 0.8 miles away, providing access to the Piccadilly Line.

Accommodation

	FT ²	M ²
1 st Floor	8,352	775.93
Ground Floor	8,905	827.30
Total	17,257	1,603.23



EPC	C
VAT	Not Applicable
Price	£3,000,000
Rent	£233,000 per annum
Rateable Value	All parties are advised to make their own enquiries via Harringay Council 020 8489 1700

Contacts

Harry Robins
07866 075 899
Harry.robins@strettons.co.uk

Chris Wade
07816 505 718
Chris.wade@strettons.co.uk



STRETTONS

Further Information [View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.