



## AVAILABLE - FOR SALE

FIRST FLOOR AFFORDABLE WORKSPACE FOR SALE

GRANITA COURT, 9 CROSS LANE, FIRST FLOOR (UNIT 4), HORNSEY,  
LONDON, N8 7GB

Office

For Sale, 3,557 Sq Ft £790,000 For the long leasehold interest

All enquiries to

**020 7375 1801**

[strettons.co.uk](http://strettons.co.uk)



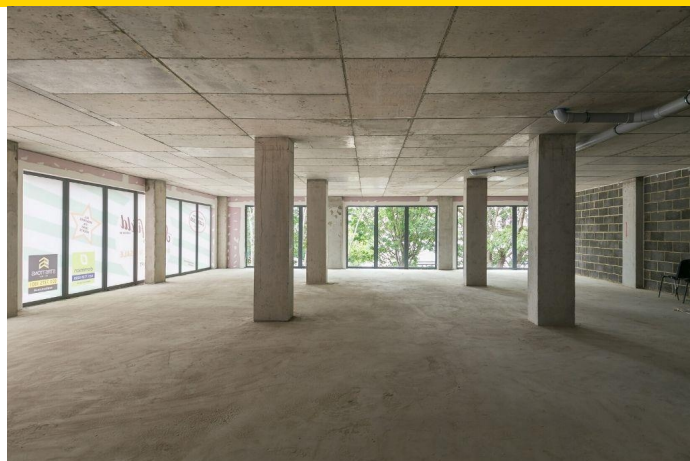
**STRETTONS**

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## First Floor Affordable Workspace For Sale

\*VR Tour Available\*

<https://my.matterport.com/show/?m=ixvKXdSVxGR>

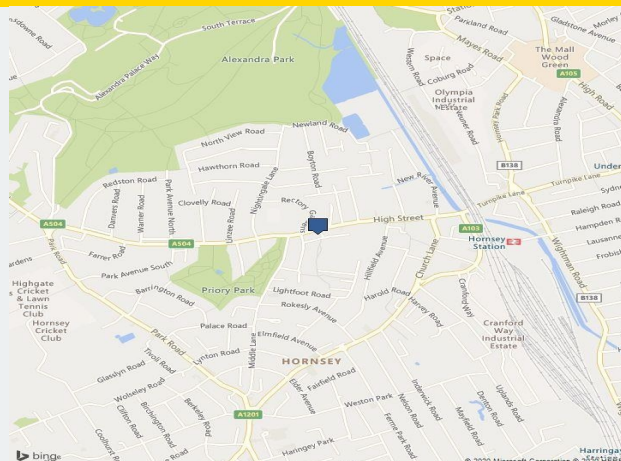
A brand new, large, first floor commercial unit is offered as a self-contained 'shell' office unit. The unit will be provided with capped-off electricity and water connections as well as drainage provision, ready for final fit-out. The unit benefits from having a self-contained entrance and own lobby at the Ground Floor from the street. The planning is for the unit to be occupied by an 'Affordable Workspace Provider' and the pricing has been quoted at 80% of market value. A fully fitted option is available at an additional cost. The location benefits from excellent transport links; Hornsey station gives direct trains to Old Street/ Moorgate, and 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.

### Highlights

- Great Natural Light & Good Ceiling Height
- Capped-Off services & Self-Contained Entrance
- Car Parking Spaces may be available by Separate Negotiation

Price	£790,000 For the long leasehold interest
Business Rates (Est)	Will be assessed following construction
Building type	Office
Lease Details	Sale of a new 250 year Lease

Floor	Size Sq Ft	Status
First Floor Left (Unit 4)	3,557	AVAILABLE - For Sale
Total Internal Area	3,557	



## Contact us

### Strettons

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