



AVAILABLE - FOR SALE

GRANITA COURT, CROSS LANE (UNITS 2 & 3), HORNSEY, LONDON, N8 7GB

Office

For Sale, 4,283 Sq Ft £1,240,000 For the long leasehold interest

All enquiries to

020 7375 1801

strettons.co.uk



STRETTONS

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VR Tours Available

A brand new, large, ground floor and first floor commercial unit 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 fit-out. 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.

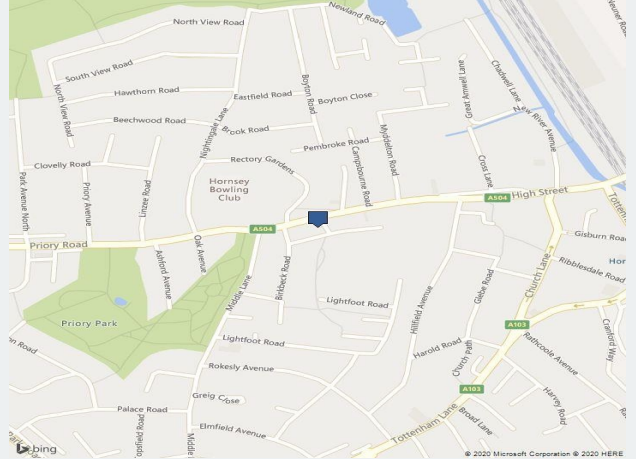
*Images are of other available units in the scheme.

Highlights

- Self-Contained Entrance & Good Ceiling Height and Natural Light
- Private Terrace & Cycle Parking
- Car Parking Spaces may be available by Separate Negotiation

| | |
|----------------------|--|
| Price | £1,240,000 For the long leasehold interest |
| Business Rates (Est) | Will be assessed following construction |
| Building type | Office |
| Service Charge (Est) | TBC |
| EPC Rating | TBC |
| Lease Details | Sale of a new 250 year Lease |

| Floor | Size Sq Ft | Status |
|----------------------------|--------------|----------------------|
| Ground Floor (Unit 2) | 2,669 | AVAILABLE - For Sale |
| First Floor (Unit 3) | 1,614 | AVAILABLE - For Sale |
| Total Internal Area | 4,283 | |



Contact us

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