



AVAILABLE - TO LET

GROUND FLOOR COMMERCIAL UNIT OFFERED AS A SELF-CONTAINED 'SHELL' OFFICE UNIT

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

Office

For Rent, 3,557 Sq Ft £20.00 Per Sq Ft

All enquiries to

020 7375 1801

strettons.co.uk



STRETTONS

EST 1931

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Ground Floor Commercial Unit offered as a Self-Contained 'Shell' Office Unit

VR Tour Available

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

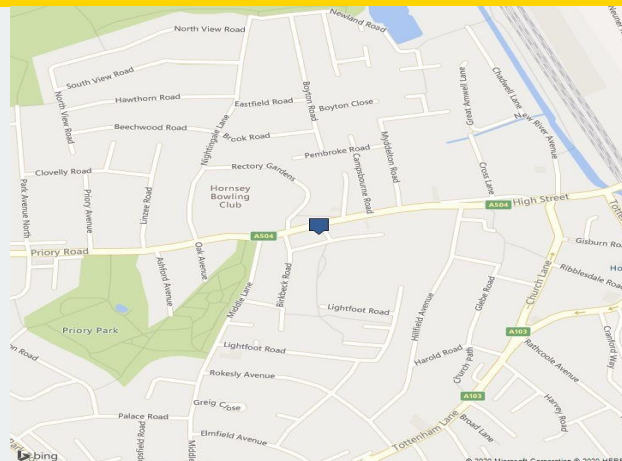
A brand new, large, first floor commercial unit offered as a self-contained 'shell' office unit. The space will have good ceiling height and good natural light from large windows to two aspects. The unit will be provided with capped-off electricity and water connections as well as drainage provision, 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. Turnpike Lane underground is a 10 minute walk away for Piccadilly Line and potential Crossrail 2 stop in the future. The area also offers good bus links.

Highlights

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

Rent	£20.00 Per Sq Ft
Business Rates (Est)	Will be assessed following construction
Building type	Office
Service Charge (Est)	TBC
EPC Rating	TBC

Floor	Size Sq Ft	Status
First Floor (Unit 4)	3,557	AVAILABLE - To Let
Total Internal Area	3,557	



Contact us

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