

# Various Units Clarendon Gasworks, Mary Neuner Road, London, N8 0ER



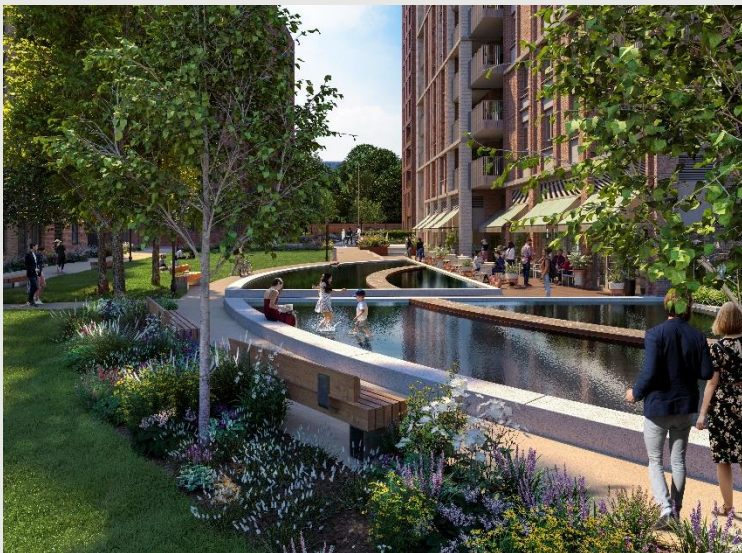
**TO LET**

538 sq. ft – 5,027 sq. ft

Retail & Restaurant Uses



# Retail & Restaurant Units located within a new development by St William Homes at the former Clarendon Gasworks



- Conveniently located
- Shell and core with capped services
- New mixed use scheme
- In the heart of north London
- Close proximity to four key Zone 3 stations
- Two underground stations and two overground stations
- Connections to King's Cross in just 14 minutes



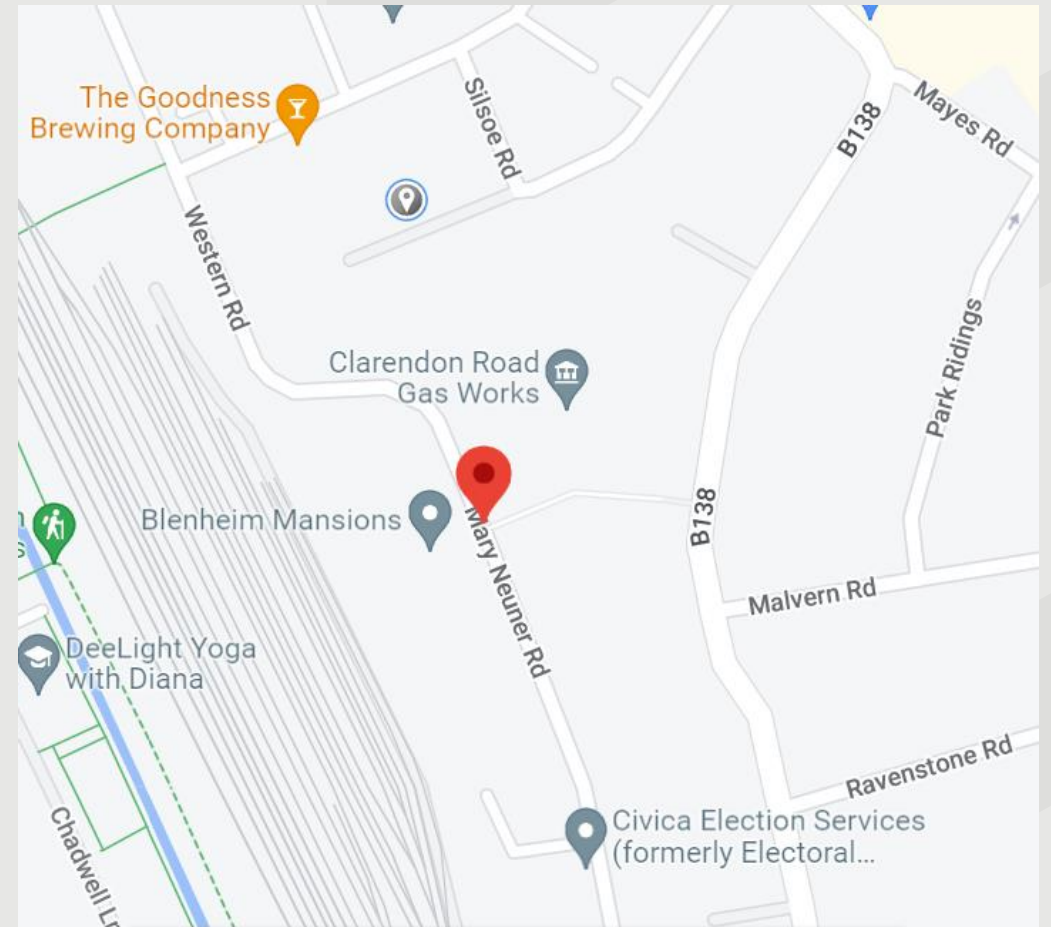


## Description

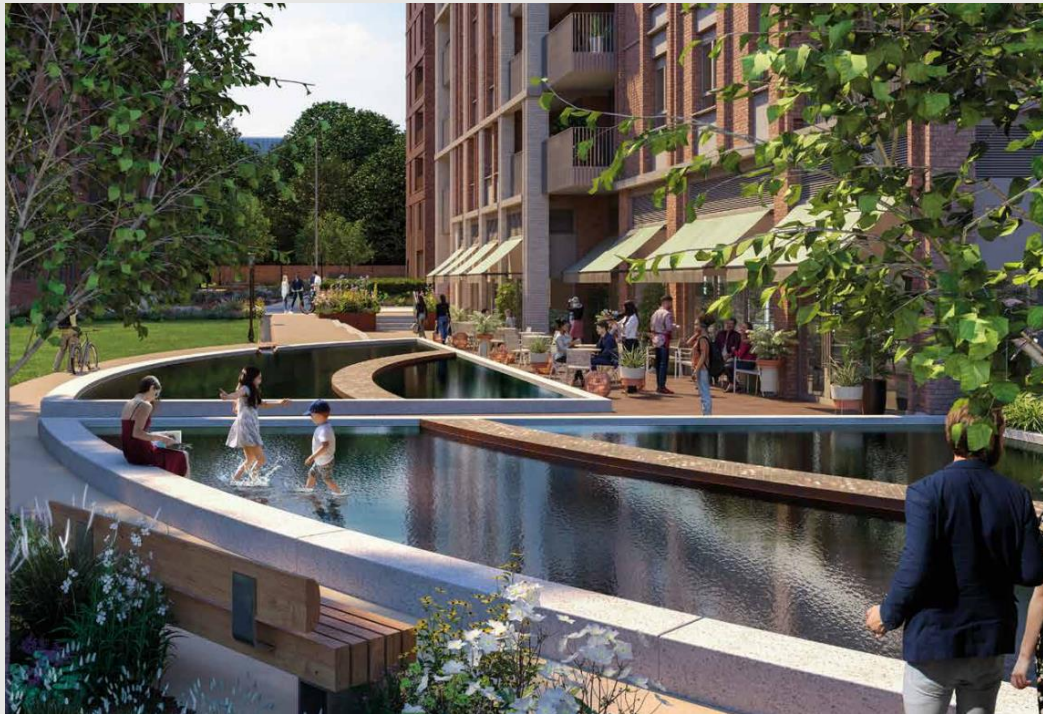
The unit will be left in a shell and core state with capped services. An enhanced specification can be discussed.

## Location

The property is located within a new development by St William Homes at the former Clarendon Gasworks. Clarendon will deliver over 1700 new homes together with fantastic resident's facilities, creation of beautifully landscaped gardens, as well as extensive business, retail and community spaces. The cultural quarter will include a central boulevard to help improve connectivity between the surrounding neighbourhoods of Hornsey, Wood Green and Alexandra Park, benefiting from the ease of access to a variety of transport connections.









# SITE MAP

**CLARENDON**  
LONDON N8

Penstock Tunnel  
to Alexandra Park



**KEY**

- Phase 1  
167 homes  
Delivered Jan 2021
- Phase 2  
448 homes  
Delivered 2021-2023
- Phase 3A  
200 homes  
Delivered 2023
- Phase 3B  
244 homes  
Delivered 2024
- Phase 45  
399 homes  
Delivered 2023-2026
- Phase 54  
283 homes  
Delivered 2027
- Clarendon Yards  
— Cultural Quarter  
(Temporary use)
- 24-hour concierge
- Residents' Facilities  
The Park Club; lounge,  
swimming pool, gym &  
spa  
(Subject to planning,  
location may change)
- Residents' 'meanwhile'  
gym  
(Location may change)
- Future crèche
- National Grid Property
- Penstock Tunnel  
Leading to  
Alexandra Park

**The Chocolate  
Factory  
Workspace  
Group**  
A collection of private  
216 apartments  
and 107,639 sq ft of  
commercial space.

**01  
PUBLIC SQUARE**

A new village square with shops, bars and restaurants and space for events and farmers markets.

**02  
HORNSEY PARK**

A collection of landscaped gardens; the largest part of the park is set with evergreen woodland planting.

The site plan is not to scale and is indicative only and subject to planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

## Accommodation/Availability

Name	Sq ft	Sq m	Rent	Timescales for Occupation
Unit 1–A1	538	50	£20 per sq ft	Ready now
Unit 2–A1	921	85.56	£20 per sq ft	Oct 2023
Unit 3–A3	2,648*	246	£25 per sq ft	Oct 2023

\*Please note unit can be sub-divided, further information available upon request.

## Business Rates

To be assessed

## Tenure

New Lease

## EPC

Unit 1 – A-7

Unit 2 – A-8

Unit 3 – A-9

## VAT

The premises are elected for VAT

## Configuration

Not fitted

## Contacts

Jamie Smith  
07870 850097  
[Jamie.smith@strettons.co.uk](mailto:Jamie.smith@strettons.co.uk)



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