

UNIT 13 TO LET

8,040 ft² (747 m²)



TO BE
REFURBISHED



CLOSE PROXIMITY TO
CENTRAL LONDON



24 HOUR
SECURITY



Indicative Image

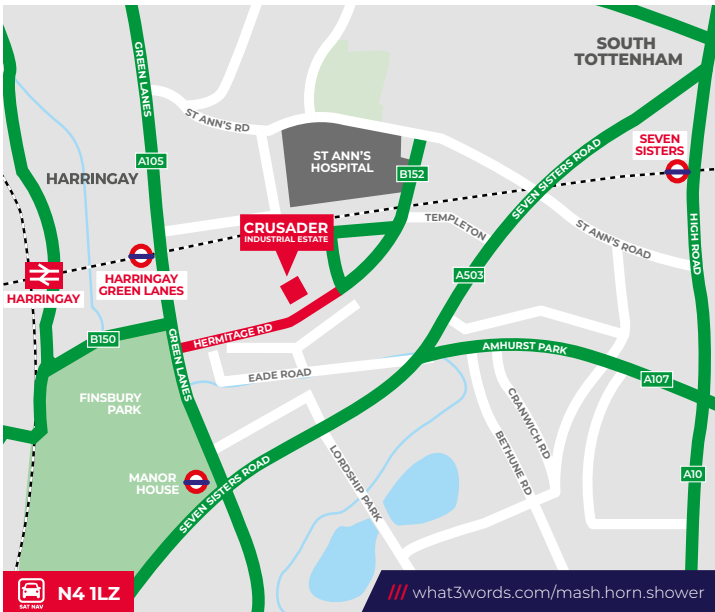


www.ipif.com/crusader

INDUSTRIAL / WAREHOUSE UNIT TO LET

CRUSADER INDUSTRIAL ESTATE
HERMITAGE ROAD, HARRINGAY, N4 1LZ

IPIF



LOCATION

Crusader Industrial Estate is situated in a mixed industrial/residential location, close to Arena Shopping Park with Sainsbury's, McDonald's, Costa, Subway all present. A few hundred metres east of Green Lanes (A105) and Haringay Green Lanes Station (Overground Line), approximately 6 miles north of Central London and less than a mile from Manor House underground station (Piccadilly Line).

DESCRIPTION

The premises consist of a mid-terrace unit of steel portal frame construction, with an eaves height of 6m. The unit has ground floor warehouse accommodation, with offices at first floor. There is a single level access loading door from the forecourt loading area and separate personnel entrance to the office.

SPECIFICATION

- To be refurbished
- Forecourt loading/parking
- 6m eaves height
- Level access loading
- WCs
- Office
- 3 phase electricity

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 13	FT ²	M ²
Ground Floor	7,298	678
First Floor	742	69
Total	8,040	747

ENERGY PERFORMANCE RATING

EPCs are available on request.

LEASE TERMS

The unit is available to let on new flexible FRI lease with terms to be agreed.

BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the local authority.

SERVICE CHARGE

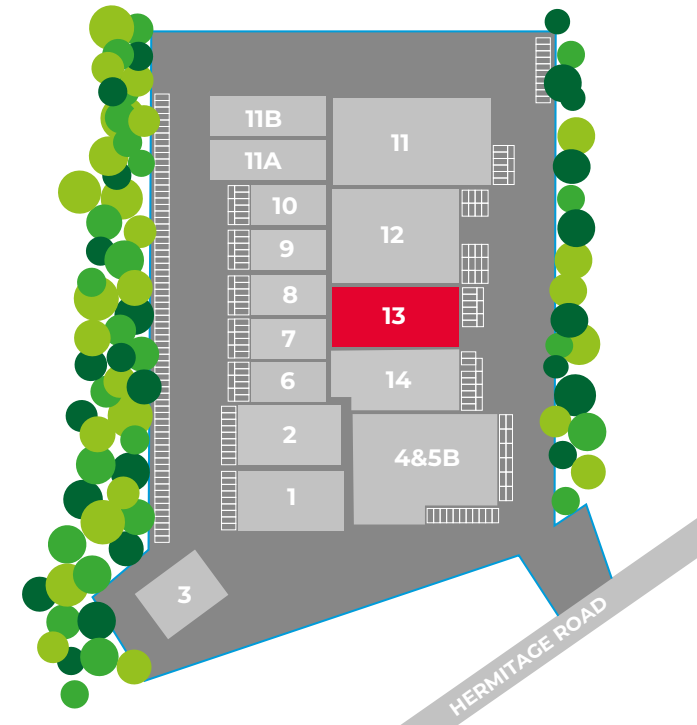
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



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