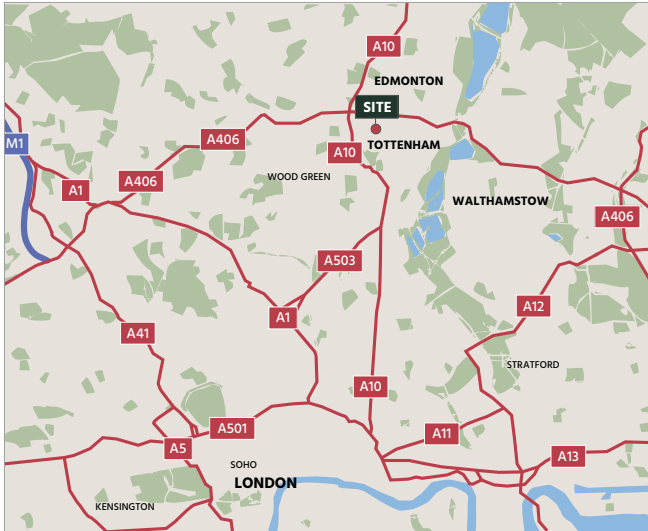


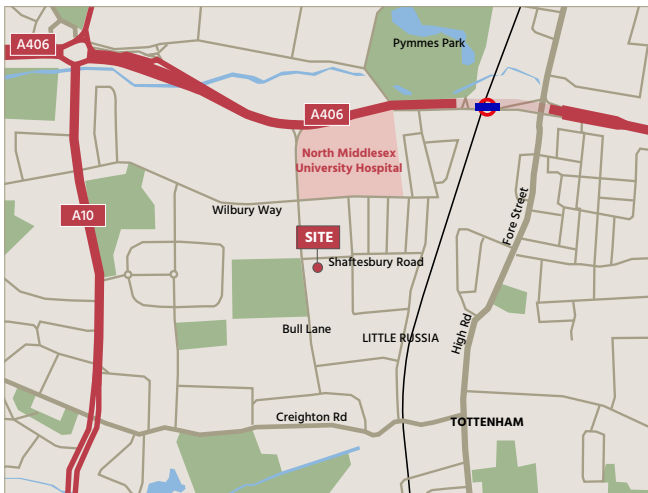


SHAFTESBURY HOUSE, SHAFTESBURY ROAD, LONDON N18 1SW

FOR SALE: 37,429 SQ FT GIA APPROX



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Location

The property is located on Shaftesbury Road, situated just off Pretoria Road in the Heart of the Tottenham Industrial Estate. Silver Street Station is a 10-minute walk North East, whilst White Hart Lane is 0.5 miles directly South. Shaftesbury House provides good transport links just 0.5 miles from the intersection of the A406 North Circular and the A10 Great Cambridge Road at the Great Cambridge Roundabout. The property is an 18-minute drive northbound to the M25 (5.8 miles) and Central London 9 miles to the south. The area is characterised by a mixture of commercial occupiers.

Description

The property offers a rare opportunity to purchase a north-lit factory. The building also includes a ground floor reception area with male and female W/Cs. The warehouse is steel truss with insulated panels and an eaves height rising from 3.5 up to 7.3m. The first floor includes W/Cs, kitchenette, and an office mezzanine. Externally the property has secure fencing and benefits from car parking with loading under a covered yard.

Specification

- Strong transport links
- Self-contained yard and parking
- Clear internal height of 7.3m (max)
- Car parking for approx. 15 cars and covered yard

Floor areas (GIA Approx)

Ground Floor Main Warehouse/Production Area	24,332 sq ft
Ground Floor Warehouse Ancillary Storage	2,500 sq ft
Ground Floor High Bay	3,244 sq ft
Ground Floor High Bay Mezzanine	3,161 sq ft
Reception	282 sq ft
First Floor	3,920 sq ft
Total	37,439 sq ft
Additional Mezzanine	1,561 sq ft
Canopy	2,458 sq ft

Drive times

A406	6 mins	(0.5 miles)
A10	15 mins	(0.5 miles)
M25	18 mins	(5.8 miles)
M1	c. 30 mins	(c. 8.2 miles)
Central London	58 mins	(9 miles)

Business Rates

Available upon request

EPC

Available upon request

Terms

The Freehold interest is available with Vacant Possession. For further details, please contact Gerald Eve LLP.

Legal costs

Each party to bear their own costs.

Viewing

For further information about the site or to arrange a viewing please contact the agents Gerald Eve.

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