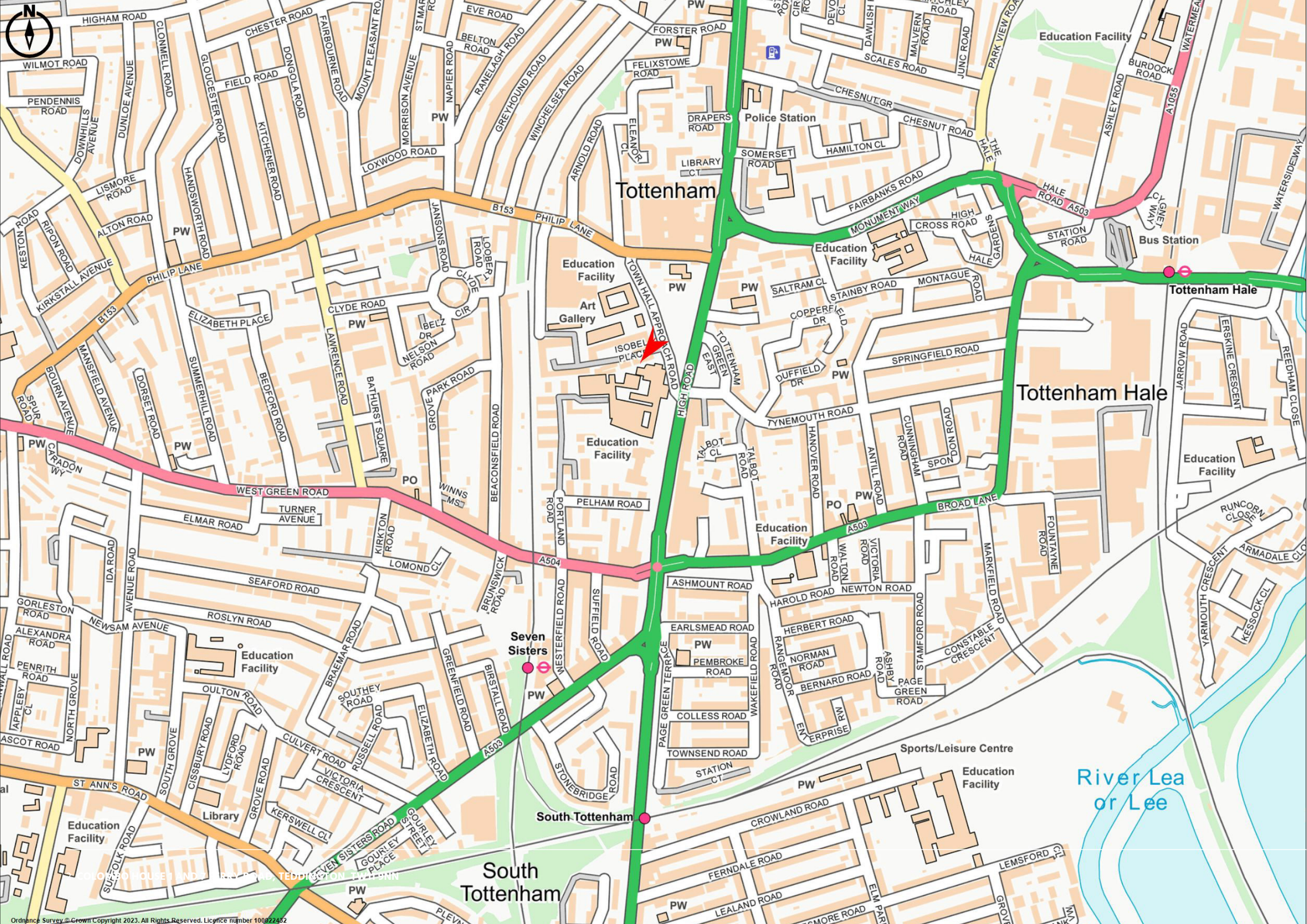




THE OLD FIRE STATION, TOWN HALL APPROACH ROAD, TOTTENHAM, LONDON, N15 4RX
OPPORTUNITY TO ACQUIRE AN ATTRACTIVE PERIOD OFFICE BUILDING WITH ALTERNATIVE USE POTENTIAL



Tottenham

Tottenham Hale

South Tottenham

River Lea or Lee

Seven Sisters

Isobel Place

Police Station

Education Facility

Education Facility

Bus Station

Education Facility



Summary

- Prominent and high footfall location next to Tottenham Town Hall and opposite Tottenham Green
- Close to all amenities and 5 minutes' walk from Seven Sisters London Underground station
- Three storey period office building with a modern extension (Use Class E)
- Freehold
- Gross Internal Area of 12,955 sq ft (1,204 sq m)
- Site area of c. 0.15 acre (0.06 hectare)
- Investment potential including continued office, retail or medical uses
- Potential for alternative uses including redevelopment for residential, subject to necessary consents.

Location and Situation

The property is located in Tottenham, north London in the London Borough of Haringey. The property occupies a prominent position on Town Hall Approach Road situated between Tottenham High Road (A10) and Philip Lane, overlooking the attractive Tottenham Green.

It is situated in a mixed use area and between Tottenham Town Hall and The College of Haringey, Enfield and North East London and thus, benefits from the prominent location and high pedestrian footfall. Other neighbouring uses include education, retail and residential.

The property is in a highly accessible location, within easy reach of Seven Sisters Underground Station which provides access to the Victoria Line. The nearest National Rail stations are Seven Sisters and Tottenham Hale.

The property has excellent access to national motorways being situated next to Tottenham High Road (A10) providing access to the A406 (North Circular) and M25.

Description

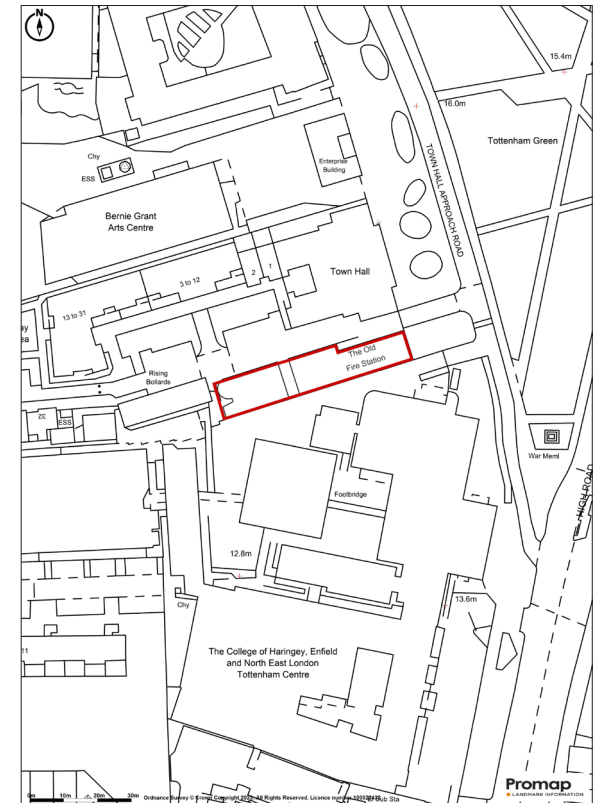
The property comprises a three storey period former fire station converted into self-contained, serviced office accommodation.

The property comprises three principal elements. The first consists of a converted Grade II Listed Edwardian fire station constructed in 1905 in the Baroque style with two large, timber station doors, sash windows, ornate stonework and a hipped slate roof. The mid-section is part single, part two storey with a flat roof extension. To the rear is an early 1990s three storey purpose built office extension with UPVC windows and a curved profile metal roof. All parts interlink.

The property is used as serviced office accommodation and vacant possession will be provided upon a sale. The internal specification comprises a mixture of painted plaster walls and ceilings, suspended ceilings to parts, surface mounted or integral LED and fluorescent lighting and carpet or vinyl floors.

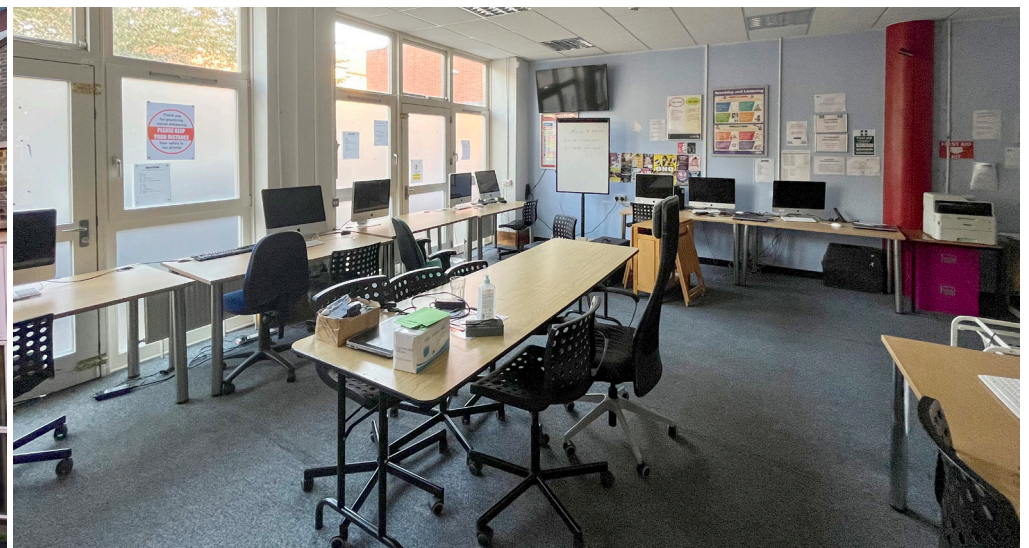
The accommodation has been sub-divided for office use and comprises approximately 12,955 sq ft of office suites in its current layout. There is flexibility to remove internal partitioning or create smaller consulting rooms as required. The front fire engine port is unused and has the potential for retail or other uses.

Floor	sq ft (GIA)	sqm (GIA)	sq ft (NIA)	sqm (NIA)
Ground	5,252	488	4,439	412
First	4,745	441	3,612	336
Second	2,958	275	2,308	214
Total	12,955	1,204	10,359	962



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Tenure

The property is part of the neighbouring title owned freehold by The College of Haringey, Enfield and North East London. The vendor is seeking to separate the title and the freehold as highlighted herein is offered with vacant possession.

Planning

We consider the property to fall within "Class E" of the Town & Country Planning (Use Classes) Order 1987, as amended. Other potential uses in this class include offices, retail, industrial, medical or health, indoor recreation and research.

The property is located within the Tottenham Green Conservation Area and the Tottenham Area Action Plan area (TAAP).

Prospective purchasers should make their own enquiries with Haringey London Borough Council.

Further Information

The following information is available on request:

- Measured survey
- Copies of the Land Registry entry
- EPC certificate

EPC

EPC Rating – D

VAT

The property is elected for VAT.

Offers

We are inviting offers on behalf of the Vendor for the Freehold interest by way of informal tender. Further detail on the process can be made available on request.

Guide Price

Offers in excess of £2.5 million for the Freehold interest.

Viewings

Viewings should be arranged strictly via appointment through sole agents, Gerald Eve LLP. No parties are to attend site without appointment.

William Ingleby

Tel. +44 (0)20 7518 7258
Mobile +44 (0)7899 062465
wingleby@geraldeve.com

Tristan Ball

Tel. +44 (0)20 7333 6295
Mobile +44 (0)7825 280910
tball@geraldeve.com

Will Fennell

Tel. +44 (0)20 7333 6399
Mobile +44 (0)782 6353 290
wfennell@geraldeve.com

William Ray

Tel. +44 (0)20 7333 6201
Mobile +44 (0)7944 584105
wray@geraldeve.com

Contacts

William Ingleby
Tel. +44 (0)20 7518 7258
Mobile +44 (0)7899 062465
wingleby@geraldeve.com

Tristan Ball
Tel. +44 (0)20 7333 6295
Mobile +44 (0)7825 280910
tball@geraldeve.com

Will Fennell
Tel. +44 (0)20 7333 6399
Mobile +44 (0)782 6353 290
wfennell@geraldeve.com

William Ray
Tel. +44 (0)20 7333 6201
Mobile +44 (0)7944 584105
wray@geraldeve.com



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