



GILMARTIN LEY

Vacant Freehold 0.75 Acre Industrial Property For Sale - London N22

Of interest to owner occupiers, investors and developers

**Land and Buildings R/O 38
Crawley Road,
Turnpike Lane,
LONDON, N22 6AG**



Area

Site Area: 3,034 sq.m. (32,656 sq.ft.)

Price

Offers in excess of £3,650,000
subject to contract



Property Description

The property comprises a complex of industrial factories, warehouses, workshops and offices on a level 0.75 acre site. There are five main buildings providing a total Gross Internal Area of approximately 3,016 sq.m (32,462 sq.ft), which are currently occupied by a successful bakery business.

The property has significant development potential for alternative uses and forms part of a larger site, which has been designated in the Local Plan as part of 'Site SA60: Barber Wilson'. The relevant extract from the London Borough of Haringey's Site Allocations DPD is available to download from our website.

BUILDINGS A & B - A brick built two storey industrial/factory building. The ground floor warehouse has a ceiling height of 2.52 m (8.27 ft) and comprises a food preparation and bakery space. The first floor and mezzanine level has an eaves height of 2.95 m (9.68 ft) at the lowest point and a maximum height of 4.36 m (14.30 ft) and comprises food preparation space, canteen and stores.

BUILDING C - A brick built two storey 1950s built industrial/warehouse building. The ground floor warehouse has a ceiling height of 3.52 m (11.55 ft). The first floor has an eaves height of 3.3 m (10.83 ft) at the lowest point and a maximum height of 5.33 m (17.49 ft). Approximately 50% of the first floor is fitted out as office accommodation.

BUILDING E - A warehouse with ancillary office accommodation and workshop. The eaves height is 2.73 m (8.96 ft) rising to an apex of circa 3.84 m (12.6 ft).

REAR WAREHOUSE UNIT - A modern warehouse storage building with a mono-pitch roof. The eaves height is 3.34 m (10.96 ft) rising to 4.7m (15.42 ft) at the highest point.

- > Freehold for sale with vacant possession on completion
- > Site area: 0.75 Acres
- > Existing built space: 3,015.82 square metres (32,462 square feet) GIA
- > Suitable for a variety of uses subject to planning
- > Significant development potential: designated in the Local Plan as 'Site SA60: Barber Wilson'
- > Turnpike Lane London Underground Station (Piccadilly Line) less than 1 km (0.62 miles)
- > Less than 13 mins travel time via the Piccadilly Line from Turnpike Lane to King's Cross & St.Pancras International

<https://www.gilmartinley.co.uk/properties/for-sale/general-industrial-b2/turnpike-lane/london/n22/26937>

Our ref: 26937

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Buildings A & B Ground Floor	1,065.50	11,468	
Buildings A & B First Floor	667.76	7,187	
Building C Ground Floor	460	4,951	
Building C First Floor	434	4,671	
Rear Storage Unit	60.89	655	
Building E	327.67	3,527	

Property Location

The premises are located at the eastern end of Crawley Road, a predominantly residential side road off Westbury Avenue, in the London Borough of Haringey. Westbury Avenue intersects with Lordship Lane 0.34 km (0.21 miles) to the north and Green Lanes 0.77 km (0.48 miles) to the south. The site lies between the culverted Mosel River to the east and back gardens of houses on Boundary Road to the west.

The property benefits from excellent public transport links. Turnpike Lane London Underground Station (Piccadilly Line) which is in Travelcard Zone 3 is approximately 0.93 km (0.57 miles) to the south-west of the property. There are frequent direct underground services from Turnpike Lane to King's Cross & St. Pancras International, with a journey time of circa 13 minutes. A number of bus services (123, 217, 231, 444 and 617) operate in the vicinity of the property, providing frequent services to Wood Green, Tottenham Hale, Waltham Cross, Enfield, Chingford and Ilford.

The location is well served for road communications lying 2.3 km (1.43 miles) to the south of the A406 North Circular Road and 1.0 km (0.62 miles) to the west of the A10, which provides easy access to the main motorway networks. London City Airport is approximately 13.7 km (8.6 miles) distant.

The property is less than 1.0 km east of High Road (A105) a busy and vibrant shopping thoroughfare that runs between Turnpike Lane and Wood Green, which consists of a wide selection of shops, cafes, restaurants, bars and leisure facilities including: Costa Coffee, Mothercare, Sainsbury's, Argos, Primark, Lidl, River Island, Holland & Barrett, H&M, Footlocker, JD Sports, Superdrug, WH Smiths, Nando's, Five Guys, McDonald's, Barclays Bank, Santander, Metro Bank, Lloyds Bank, Halifax and Vue Cinema, amongst many others.

The site is immediately adjacent to Lordship Recreational Ground and a 5 minute walk south to Downhills Park. These are both designated Metropolitan Open Land with a combined size of 36.16 ha.

2017 Rateable Value £141500.00

Estimated Rates Payable £69759 per annum

Service Charge p.a. n/a

Terms Freehold for sale with vacant possession on completion

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Haringey

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/26937>
Asbestos Report Building C
Asbestos Report Building B
Asbestos Report Building A
Asbestos Report Building E and Rear Rectangular Building

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Victoria House floor plan
Building D floor plan
Basis 2 Summary Document
Water and Drainage Search
Offer Requirements Document 15.02.19
Utilities Search
Local Land Charges search
Highways search
Ground report
Environmental search
Chancel search
Basis 2 OS Plan
Basis 1 OS Plan - Seller Preferred Option
Building C ground floor plan
OS Plan
Building E floor plan
'Site SA60: Barber Wilson' - London Borough of Haringey Site Allocations DPD Extract
Rear rectangular building floor plan
Buildings A, B & C first floor plan
Building C first floor plan
Buildings A, B & C ground floor plan
Energy Performance Certificate Building E
Energy Performance Certificate Building C
Energy Performance Certificate Buildings A & B
Energy Performance Certificate Rear Rectangular Unit

Last Updated:

05 Dec 2019

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