



GILMARTIN LEY

Commercial Building To Let - Harringay N8

Suitable for a variety of uses STPP

**584 Green Lanes,
Harringay,
LONDON, N8 0RP**



Area

Net Internal Area: 131 sq.m. (1,406 sq.ft.)

Rent

£23,500 per annum (approx. £1,958 monthly) subject to contract



Property Description

The property comprises a late-Victorian, three-storey, semi-detached commercial property, formally occupied as an educational and tuition centre.

Arranged over ground, first and second floors, the building is configured as a number of office rooms, kitchen and WCs. Externally, in front of the building, there is a shallow paved forecourt area, and to the rear a concrete yard (partly covered) and accessed from the side and back of the building. The building would benefit from a program of redecoration / renovation throughout.

The building lends itself to a variety of uses under Use Class E including office, educational and medical / dental clinic users (STPP).

Key considerations

- > A new lease on terms to be agreed
- > Self-contained, late Victorian building with private rear yard
- > Suitable for a variety of uses (STPP)
- > Prominent location on Harringay Green Lanes
- > Local occupiers include supermarkets, banks, restaurants and independent retailers
- > Excellent public transport links
- > Harringay and Hornsey Station (Great Northern) within 0.5 miles
- > Harringay Green Lanes and Turnpike Lane Stations (London Underground / Overground) within 0.5 miles



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Accommodation

Net Internal Area: 131 sq.m. (1,406 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	45.07	485	Three office rooms with separate male and females WC, kitchen room and access door to the rear yard.
First Floor	38.88	418	Three office rooms with separate male and female WCs.
Second Floor	46.67	502	Three office rooms

Property Location

The property is located on the east side of Green Lanes just south of Colina Road in Harringay, North London. Green Lanes (A105) is a principal north-south route through North London, linking to the City of London to the south, and the North Circular (A406) circa 3.2 km to the north.

The property benefits from excellent transport communications with several bus services running Green Lanes, and having four Railway/London Underground Stations within a half mile radius of the property - Turnpike Lane (Piccadilly Line), Harringay Green Lanes (London Overground), Hornsey and Harringay (Great Northern). The stations provide frequent services across Central London and further connections to Hertford and Stevenage going North.

Local shopping facilities are available on Green Lanes, with immediate occupiers including a wide variety of independent retailers, restaurants, cafes and pubs/bars. 0.5 miles South (Adjacent to Harringay Green Lanes Station) is an establish retail park, housing Aldi, McDonalds, Sainsburys, Homebase, Sports Direct and TKMaxx.

2023 Rateable Value £15750.00

Estimated Rates Payable £7560 per annum

Service Charge p.a. n/a

Premium Nil

Terms A new lease available on terms to be agreed

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: <https://www.gilmartinley.co.uk/properties/32820>
Offer Requirements Document
Floorplans

Last Updated: 24 Nov 2025

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Our ref: 32820

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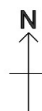
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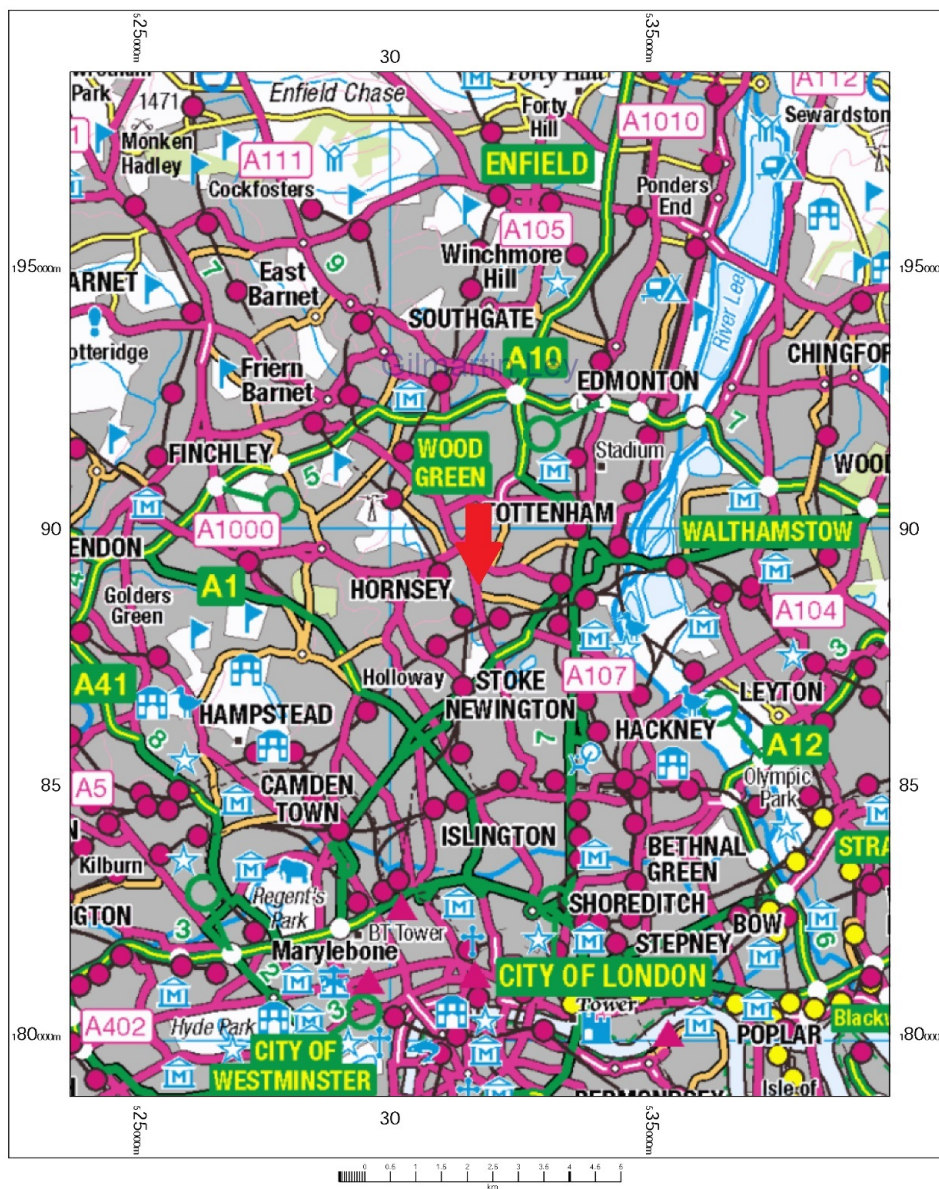
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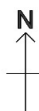
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