

New Build Retail Units

Clissold Quarter

500 Green Lanes, London, N4 2EY



TO LET

Ground Unit C | Area: 2,293.00 sqft (213.03 sqm) | Rent PAX: £60,000.00

LOCATION:

The development is located in between Stoke Newington and Finsbury Park adjacent to Clissold Park in a leafy residential area. The Clissold Quarter scheme comprises 490 residential units and approximately 7,800 sq ft of commercial space. Phase 1 (273 units) will complete in Q4 2017, and Phase 2 (217 units) will complete in 2022.

The area offers many transport connections such as Finsbury Park Underground station (Piccadilly), Manor House station (Piccadilly), and Canonbury (overground) as well as countless bus routes. Due to its proximity to Stoke Newington Church Street, Clissold Quarter has prime access to an exciting array of boutiques and restaurants, such as the recently-opened Clissold Park Tavern.

The units are situated on the edge of Clissold Park, providing countless leisure opportunities, such as the Clissold Park Leisure Centre which boasts a swimming pool, gym, sports hall and much more. The Woodberry Down scheme adds another 5,500 residential units to the area.

Cont'd

500 Green Lanes, London, N4 2EY

DESCRIPTION:

Phase 1 is arranged over three buildings stretching from Green Lanes to Therfield Court, with a new pedestrianised walkway through the site. There is the potential to install extraction for food uses, subject to planning, apart from in Unit D.

AMENITIES:

- Prominent shopfronts
- Shell and core condition
- 490 homes above
- Close proximity to Clissold Park
- Benefit from Class A1-A3 uses.
- Class D1 and D2 uses considered STP

AVAILABILITY:

FLOOR	AREA SQ FT	AREA SQ M
Floor Area	2,293.00	213.03
TOTAL	2,293.00	213.03

TENURE: The units are available to rent by way of a new FRI lease offering flexible terms. The leases will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

RENT PAX: £60,000.00

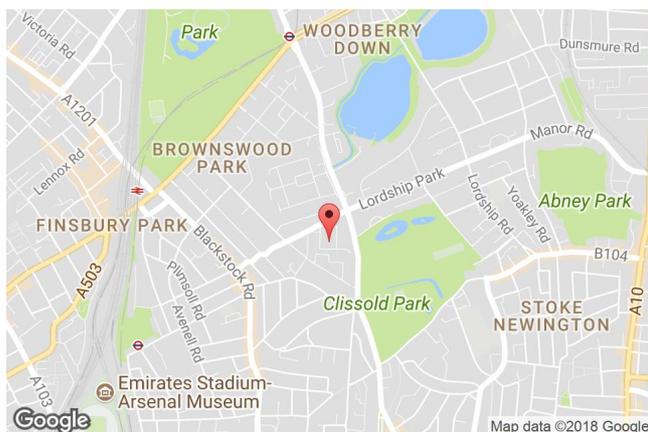
LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC: TBC

SERVICE CHARGE: TBC

VAT: The premises are elected for VAT.

RATES PAYABLE: This is a new development with rates to be assessed. All interested parties are advised to make their own enquiries with the VOA or local authority.



CONTACT:



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TO LET

Ground Unit D | Area: 431.00 sqft (40.04 sqm) | Rent PAX: £15,000.00

LOCATION:

The development is located in between Stoke Newington and Finsbury Park adjacent to Clissold Park in a leafy residential area. The Clissold Quarter scheme comprises 490 residential units and approximately 7,800 sq ft of commercial space. Phase 1 (273 units) will complete in Q4 2017, and Phase 2 (217 units) will complete in 2022.

The area offers many transport connections such as Finsbury Park Underground station (Piccadilly), Manor House station (Piccadilly), and Canonbury (overground) as well as countless bus routes. Due to its proximity to Stoke Newington Church Street, Clissold Quarter has prime access to an exciting array of boutiques and restaurants, such as the recently-opened Clissold Park Tavern.

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500 Green Lanes, London, N4 2EY

DESCRIPTION:

Phase 1 is arranged over three buildings stretching from Green Lanes to Therfield Court, with a new pedestrianised walkway through the site. There is the potential to install extraction for food uses, subject to planning, apart from in Unit D.

AMENITIES:

- Prominent shopfronts
- Shell and core condition
- 490 homes above
- Close proximity to Clissold Park
- Benefit from Class A1-A3 uses.
- Class D1 and D2 uses considered STP

AVAILABILITY:

FLOOR	AREA SQ FT	AREA SQ M
Floor Area	431.00	40.04
TOTAL	431.00	40.04

TENURE: The units are available to rent by way of a new FRI lease offering flexible terms. The leases will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

RENT PAX: £15,000.00

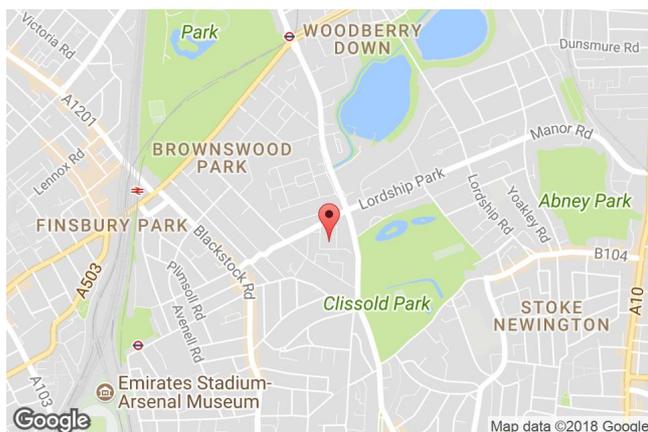
LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC: TBC

SERVICE CHARGE: TBC

VAT: The premises are elected for VAT.

RATES PAYABLE: This is a new development with rates to be assessed. All interested parties are advised to make their own enquiries with the VOA or local authority.



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