

020 8559 1122

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Pre-Let Opportunity within New Developments To Let — 879 sq ft - 1350 sq ft

Ashley Road, Tottenham N17
Clarendon Gas Works, Wood Green N22
Kerswell Close, London N15





Description

Comprising four new commercial units currently under construction within developments situated close to Tottenham Hale Station surrounded by a large amount of residential accommodation. The units would be suitable for retail and any other use within E class which also includes café/coffee shop, gym, day nursery, mini market etc.

The units are available for inspection from the beginning of 2025, but we are inviting pre-let offers now in order to secure a tenant for each unit.

Location

Situated on Ashley Road forming part of a new development which is currently under construction. Ashley Road is located close to Tottenham Hale and runs between Hale Road and Burdock Road. This is a vibrant area with lots of new developments and a large amount of new residential accommodation in the vicinity. Clarendon Gasworks is located in the heart of Wood Green with the nearest stations being Wood Green and Turnpike Lane underground stations. Kerswell Close is directly off St Ann's Road which connects with Seven Sisters Road (A503). The nearest station is Seven Sisters underground station.

Areas

Due to complete	Property	Area sq ft
September 2025	Clarendon Gas works – D4	1350
May 2025	Ashley Road Depot – A4	879
Aug 2026	Ashley Road Depot – C	996
Aug 2025	Kerswell Close	1076

Terms

Available to rent on new full repairing and insuring leases for a term to be agreed. Rental offers invited.

Business Rates

London Borough of Haringey - Rateable value TBC.

EPC - to be provided.

Legal Costs

The ingoing tenant to be responsible for the landlord's legal costs in granting this lease.

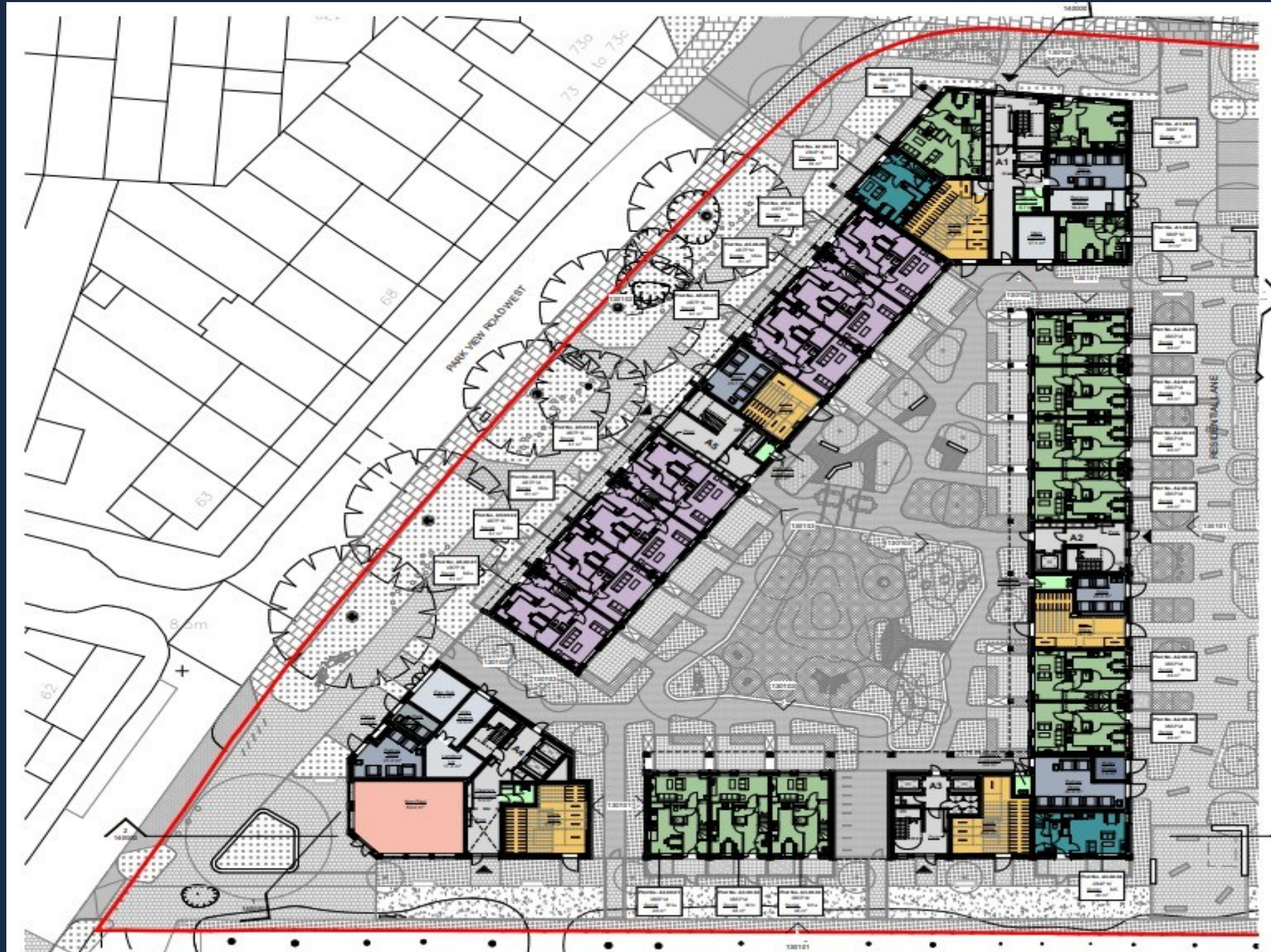
Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

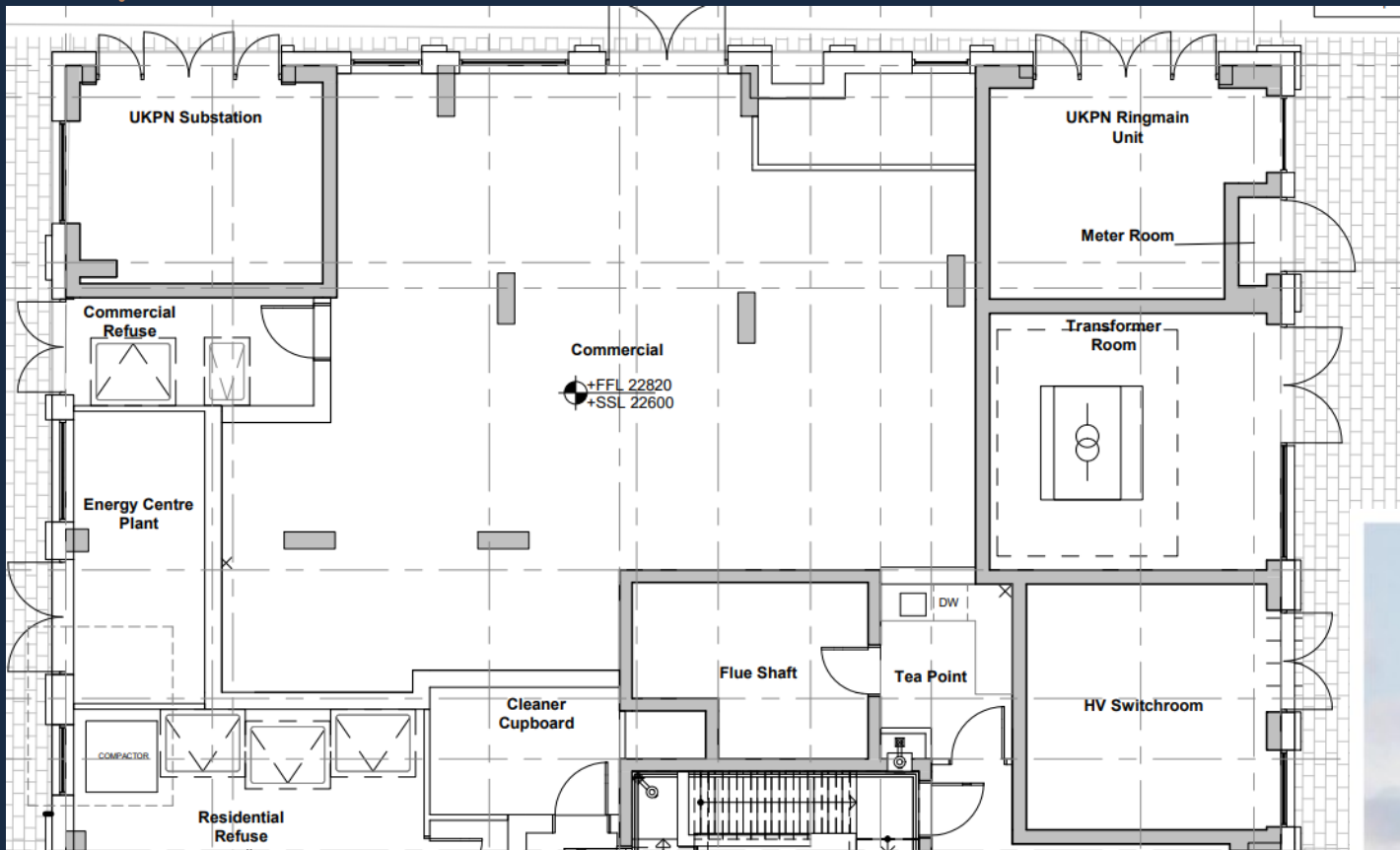


BUILDING WHERE UNIT C IS TO BE LOCATED





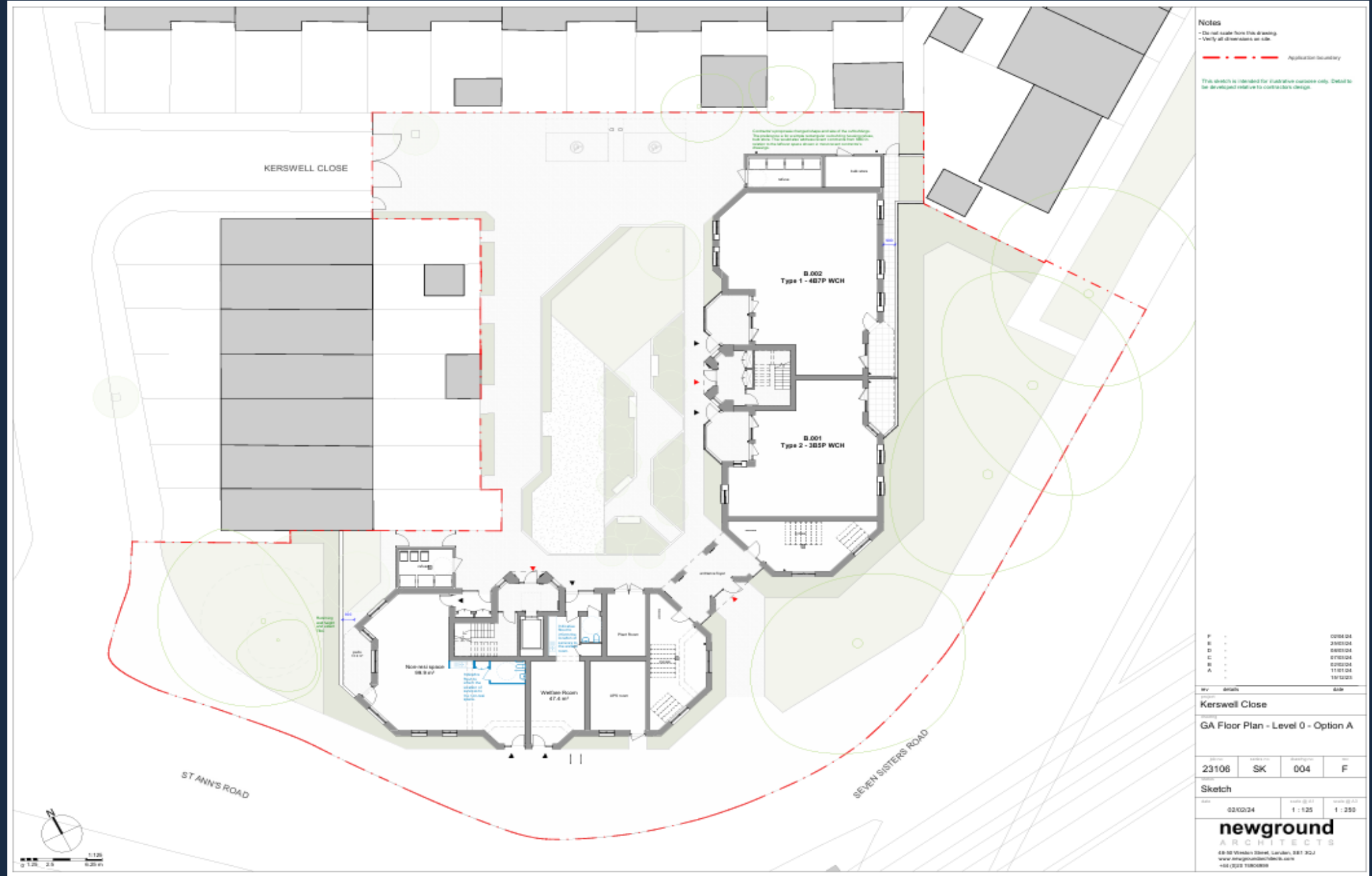




Ground floor plan

View from Brook Road, commercial unit entrance mid-way along





Notes

- Do not scale from this drawing
- Verify all dimensions on site

Application boundary

This sketch is intended for illustrative purposes only. Detail to be developed relative to contractor's design.

F	02/04/04
B	23/03/04
D	08/03/04
E	07/03/04
B	02/03/04
A	11/01/04
	19/12/03

Project: **Kerswell Close**

GA Floor Plan - Level 0 - Option A

23108	SK	004	F
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Sketch

02/02/24	1 : 125	1 : 250
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These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Subject to contract

Viewing

By appointment only via Sole Agents:

0208 559 1122

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