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Our services include the following:

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- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
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Pre-Let Retail Opportunity within New Development of 276 Residential Homes

TO LET

879 and 876 sq ft

Ashley Road, Tottenham N17





Description

Comprising two new commercial units currently under construction within a new residential development of 276 residential homes, situated close to Tottenham Hale Station and overlooking parkland. 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 properties are offered in shell and core condition, ready for tenant fit out. The properties benefit from a voluminous ceiling height of approximately 5m.

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.

Areas

Unit A4 879 sq ft
Due for completion April 2025

Unit C 896 sq ft
Due for completion January 2026

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

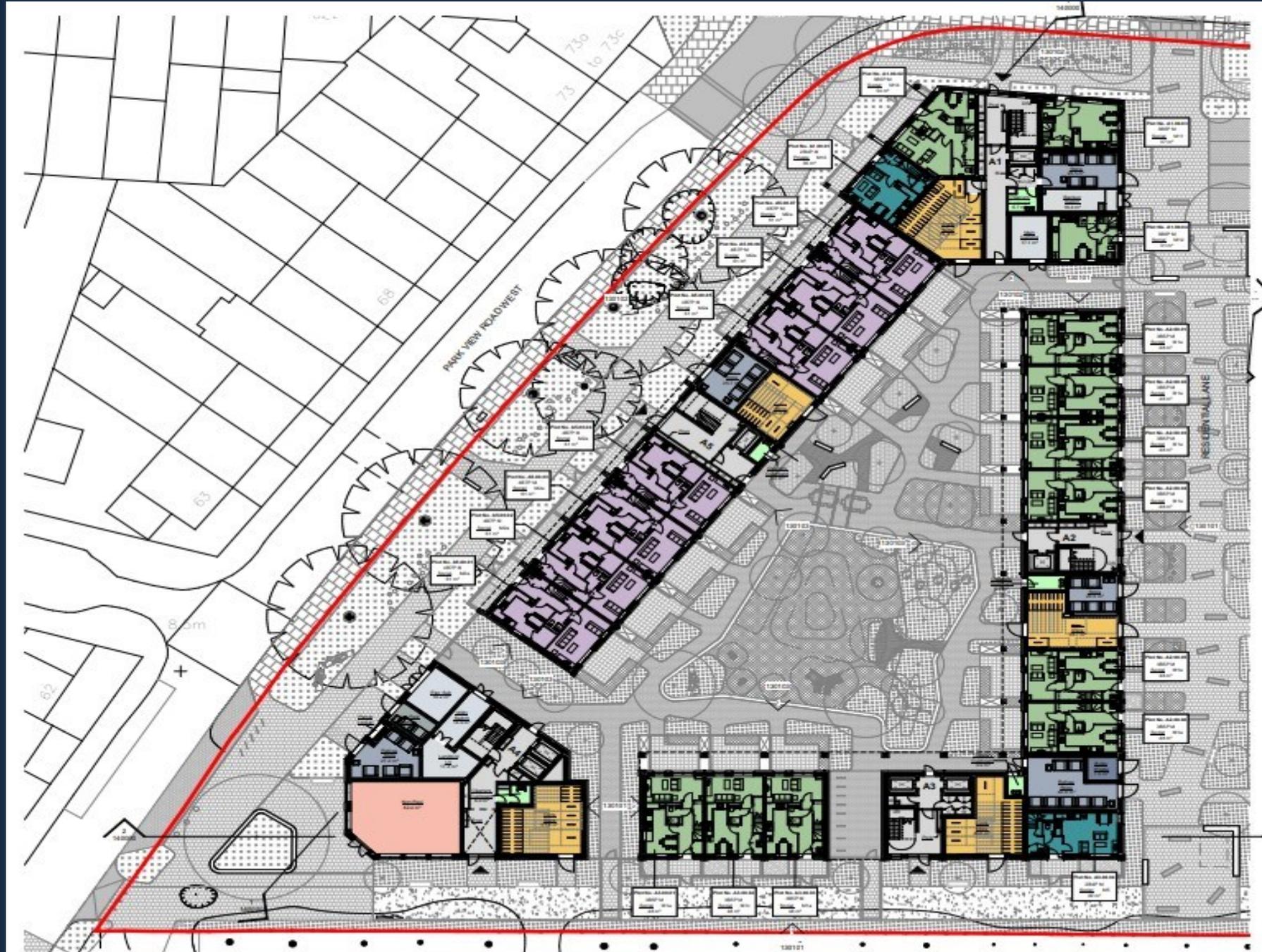
Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our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



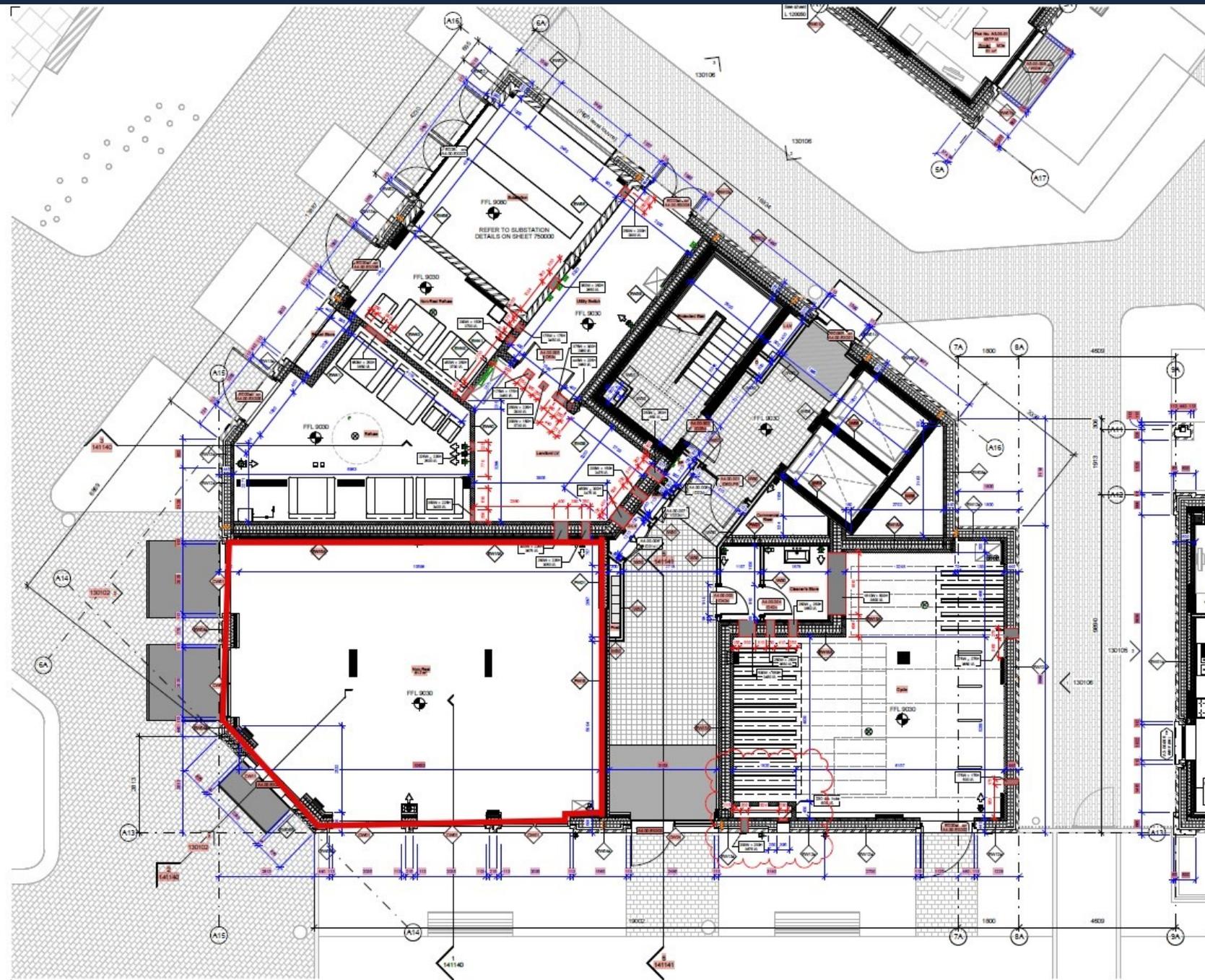
BUILDING WHERE UNIT C IS TO BE LOCATED







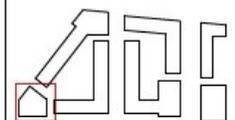




Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
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Room Types	Fire Safety
W - Water	AOV - Automatic Opening Vent
L - LTHW	OV - Operative Vent (stairwell)
C - Corridor	M.S. - Mechanical Smoke Shaft
E - Elec DMO	N.S. - Natural Smoke Shaft
E - Elec Landlord	DR - Dry Rise Mains
E - Elec Meters	H - Heat Interface Unit
H - Heat Interface Unit	PH - Stair/Lobby Pressurisation
CH - CHW	CC - CHW to chillers
CC - CHW to chillers	ME - Misc. Mechanical
SP - Sprinkler	GP - Generator Exhaust
GP - Generator Exhaust	BF - Boiler Flue (bc)

NOTES:
For setting-out dimensions to Internal Walls, please refer to the 1:50 Rat plan drawings (30000 series)

- KEY:**
- Concrete structure (From linked-wall model provided by CMG)
 - Cavity fire barrier (Compartment line)
 - Elevator shaft with drawing number (long listing and see 130100)
 - Horizontal BVAH in Blockwork
 - Dimensions to blockwork structural faces - structural Level (SL) raised AFFL, bottom of BVAH

08 05/07/24	Construction Issue Updates	SG/OS	
07 03/05/24	Umbra updates/ Openreach	SG/OS	
06 28/04/24	Dry riser updates	SG/OS	
05 03/04/24	Internal wall change	AD/OS	
04 26/02/24	Construction GA Updates	SG/OS	
03 25/02/24	Construction GA Updates	SG/OS	
02 21/12/23	Construction Issue	SG/OS	
01 16/11/23	Construction Issue	BA/OS	
P2 21/09/23	Update to comments	BA/OS	
P1 23/07/23	Final Issue	OS	
Rev:	Date	Description	Drawn / Checked

Project name:
Ashley Road Depot
Tottenham Hale

Drawing number:
3742B - LB - A4 - 00 - D - A - 120040

Client:
Formation D&B

Project info:
Block A4 - Ground Floor

Project of use: Office - For review and comment

Scale: 1:50 @ A1

Date: 15/10/22

Client: Formation D&B

Location: London
The Hub
24 The Quadrant
London E14 5JF
+44 (0)20 7731 9876

Location: Manchester
11 Beckett Street
Manchester M2 7GP
+44 (0)161 483 4140

Levitt Bernstein
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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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