

*The Sessile, Tottenham Hale, N17*

**TO LET**

**NEW RETAIL AND LEISURE OPPORTUNITIES CLOSE TO TOTTENHAM HALE STATION**

**\*\*\*3 UNIT REMAINING\*\*\***



**JACKSON  
CRISS**

**LONG | HARBOUR**

**CF  
Commercial**



Looking east down the new Berol Link toward Berol House.  
The Sessile building is to the left.



## GET TO KNOW THE AREA

*London's most vibrant and diverse district*

Tottenham Hale is one of London's most exciting regeneration projects becoming home to a whole new neighbourhood, with over 10,000 new homes being delivered over the next few years. Tottenham Hale is located in the London Borough of Haringey, in the north eastern part of the city. It is situated approximately six miles from the centre of London and is known for its transport links and diverse community.

Tottenham Hale is exceptionally well connected, with a 24 hour tube service providing connections to the West End within 16 minutes and just 11 minutes to King Cross. The refurbished station provides trains to the City of London and Stanstead Airport every 15 minutes and trains to Stratford International only 12 minutes away.

The integrated bus station offers more local connections across London and beyond.

The Sessile is situated on Ashley Road between the serene Walthamstow Marshes and Down Lane Park.

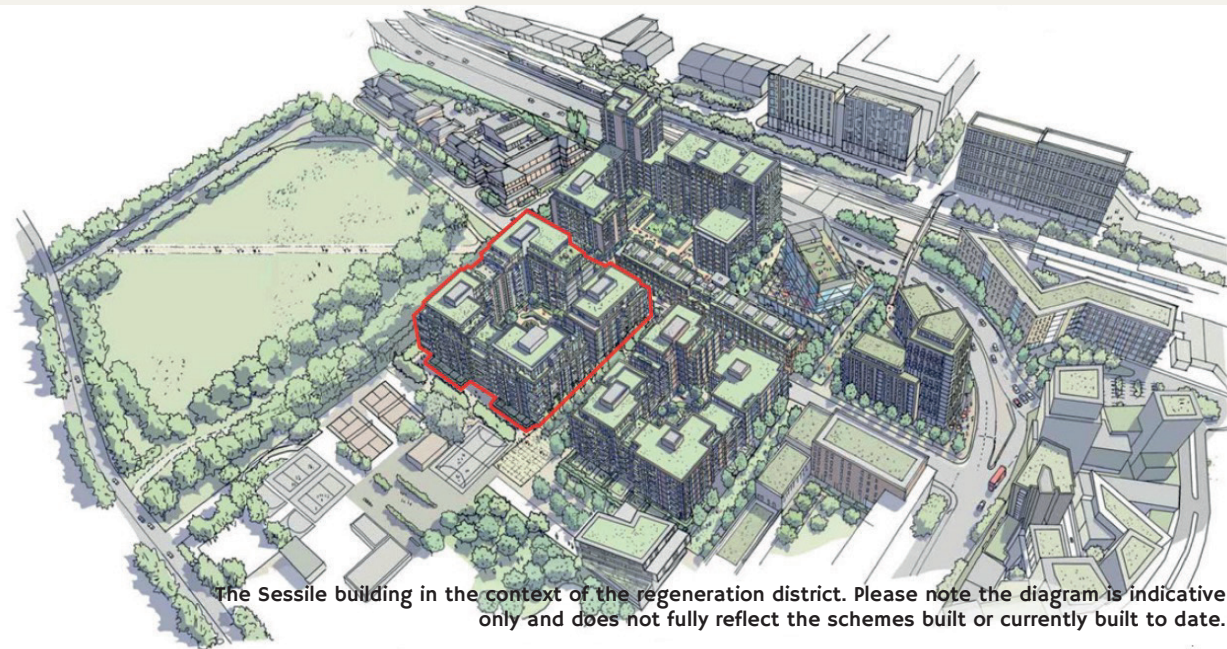
# THE HEART OF HALE AND BEROL QUARTER REGENERATION DISTRICT

Tottenham Hale has changed remarkably in recent years following decades-long regeneration efforts. In the area bound by Ferry Lane to the south, Watermead Way to the east, Down Lane Park to the west and Burdock Road to the north, what was once an industrialised manufacturing centre, has become one of London's most exciting mixed use regeneration districts, which The Sessile building now forms a significant part. Hundreds of homes have been built in the area, providing a mix of private, affordable and build to rent accommodation, with several major schemes still to be built. Many of the schemes have been built around the historic former Berol Pencil Factory, which is now utilised as an office building and business centre called Berol House.

This new district benefits from excellent local amenities and transport links. Tottenham Hale Station is within a 350m walk of The Sessile. The station provides Victorian Line and National Rail services to the West End and City of London with journey times of no more than 15 minutes.

The finished schemes in the area have been built with excellent landscaping and public amenity in mind, the most prominent example of which is the new Berol Link pedestrian walkway that will eventually link the regeneration district to Down Lane Park. The Link is situated opposite three of the five commercial units in The Sessile and benefits from lush planting, seating areas, and superbly designed street lighting.

Hundreds of residents are now living in the area and commercial occupiers have also started to take occupation, including Mother Kelly's Taproom and Starbucks.



The Sessile building in the context of the regeneration district. Please note the diagram is indicative only and does not fully reflect the schemes built or currently built to date.

# CONNECTIVITY

Tottenham Hale is one of the best connected places in London, with a 24 hour tube service providing connections to the West End within 16minutes and just 11minutes to King Cross. The refurbished station provides trains to the City of London and Stanstead Airport every 15 minutes and trains to Stratford International only 12 minutes away. The integrated bus station offers more local connections across London and beyond.

*world class connections*

## overground

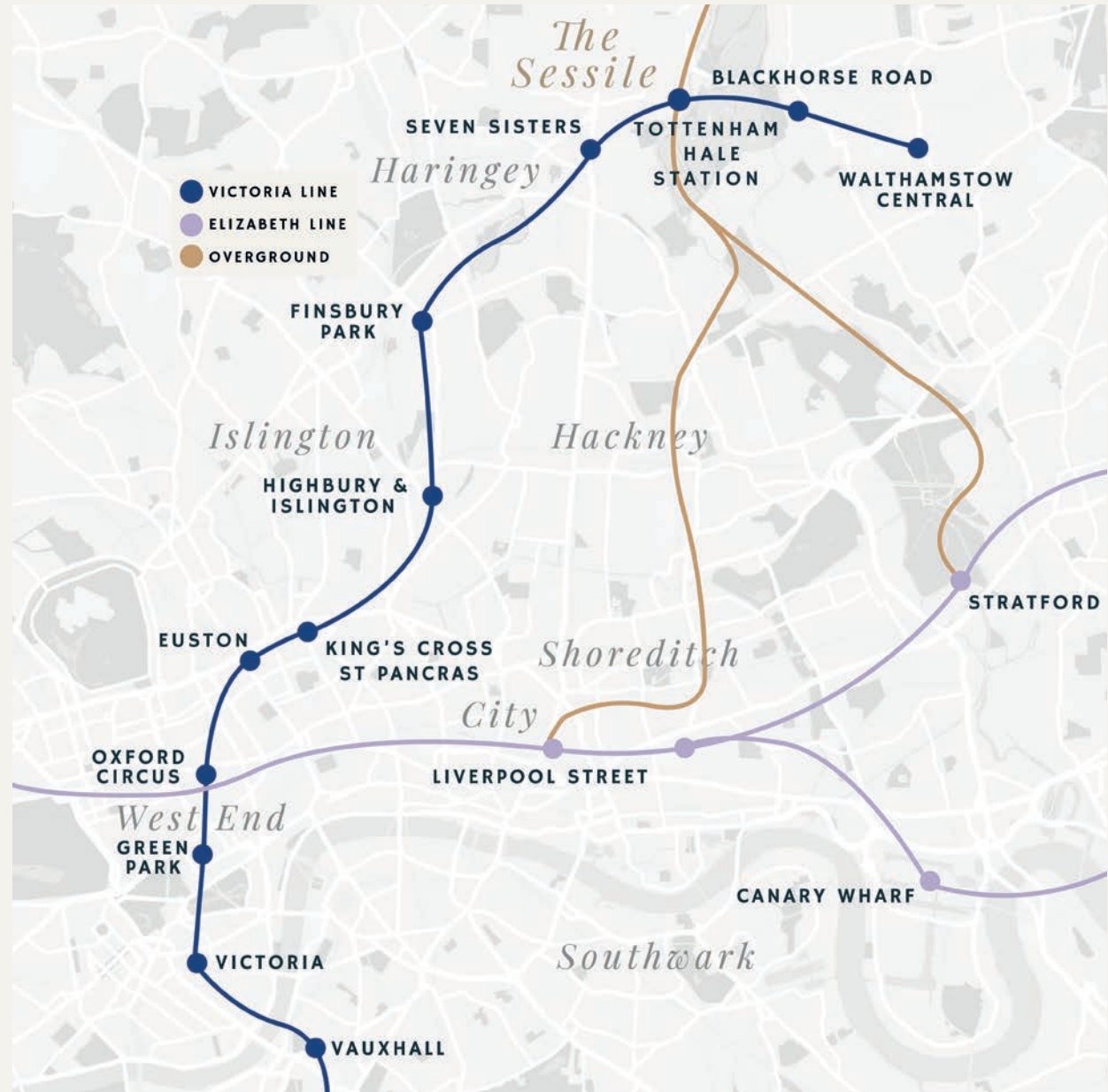
- Liverpool Street
- Stratford
- Hackney Downs
- London Stanstead Airport
- Cambridge

- 14 MINS
- 12 MINS
- 6 MINS
- 31 MINS
- 59 MINS

## underground

- Victoria
- Oxford Circus
- Kings Cross St Pancras
- Walthamstow Central

- 19 MINS
- 16 MINS
- 11 MINS
- 4 MINS





Units 4 and 5 fronting The Berol Link

## THE DETAILS

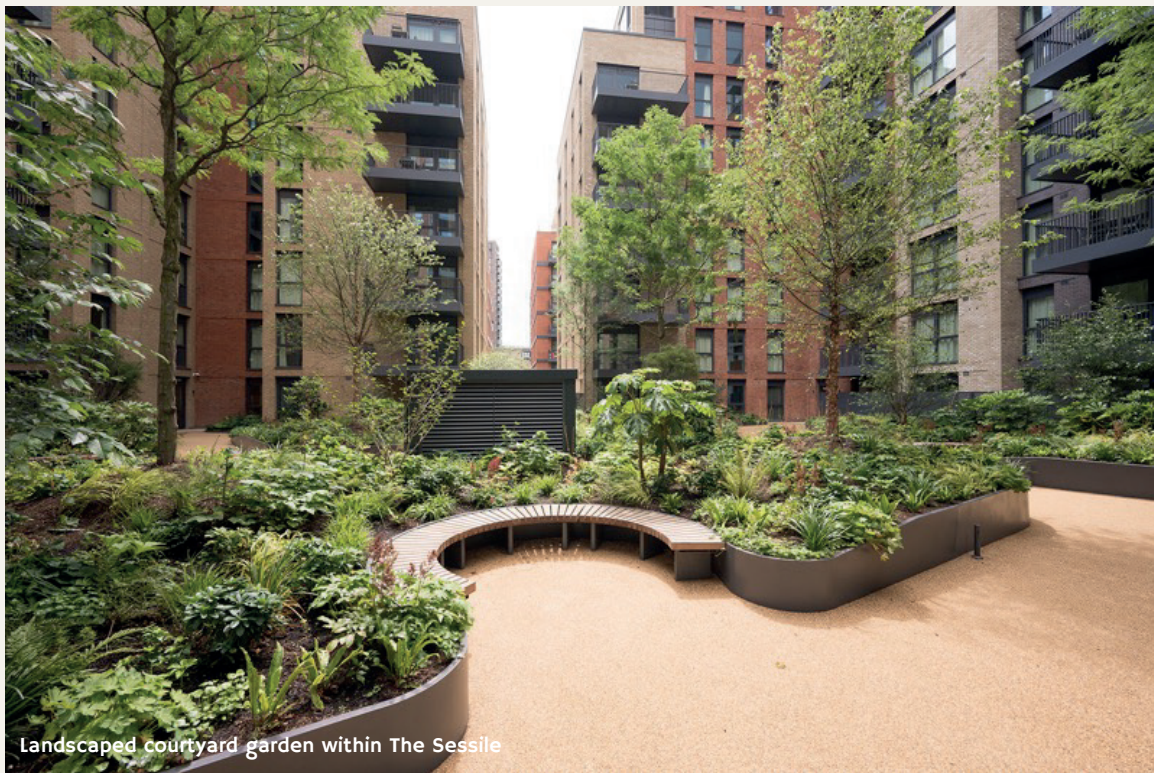
### *The Sessile*

The Sessile is an eleven storey Build to Rent scheme. It comprises 310 homes with a mix of studio, one, two and three bedroom apartments, built around an attractive landscaped courtyard.

At ground floor level, there are five commercial units providing approximately 8,145 sq. ft. Units 1 and 2 are located at the north east elevation of the building, fronting Ashley Road. These units can be taken as a single unit or individually. On road loading is available.

Unit 3 is well located at the southeast corner of The Sessile, fronting Ashley Road, with a return frontage to The Berol Link. A mezzanine floor has been constructed in the unit.

Units 4 and 5 are situated on the south elevation fronting the new Berol Link. These units can be taken individually or as a combined unit.



Landscaped courtyard garden within The Sessile

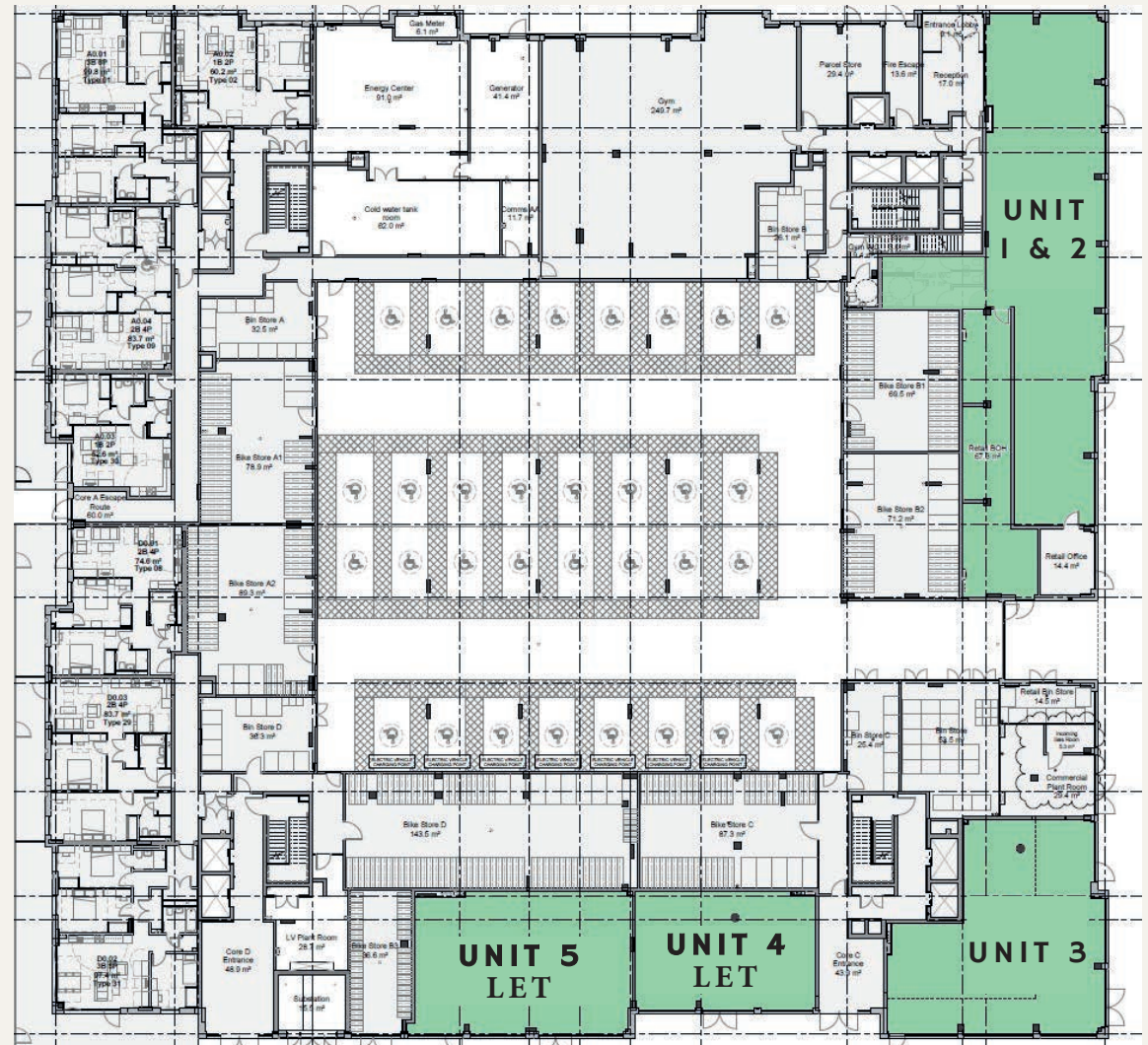
# AVAILABILITY

UNIT NO.	SQ. M	SQ. FT.
1&2	290	3,130
3	245 <i>includes mez of 86 sq. m</i>	2,640 <i>includes mez of 925 sq. ft</i>

Please note all measurements are approximate.

*specification*

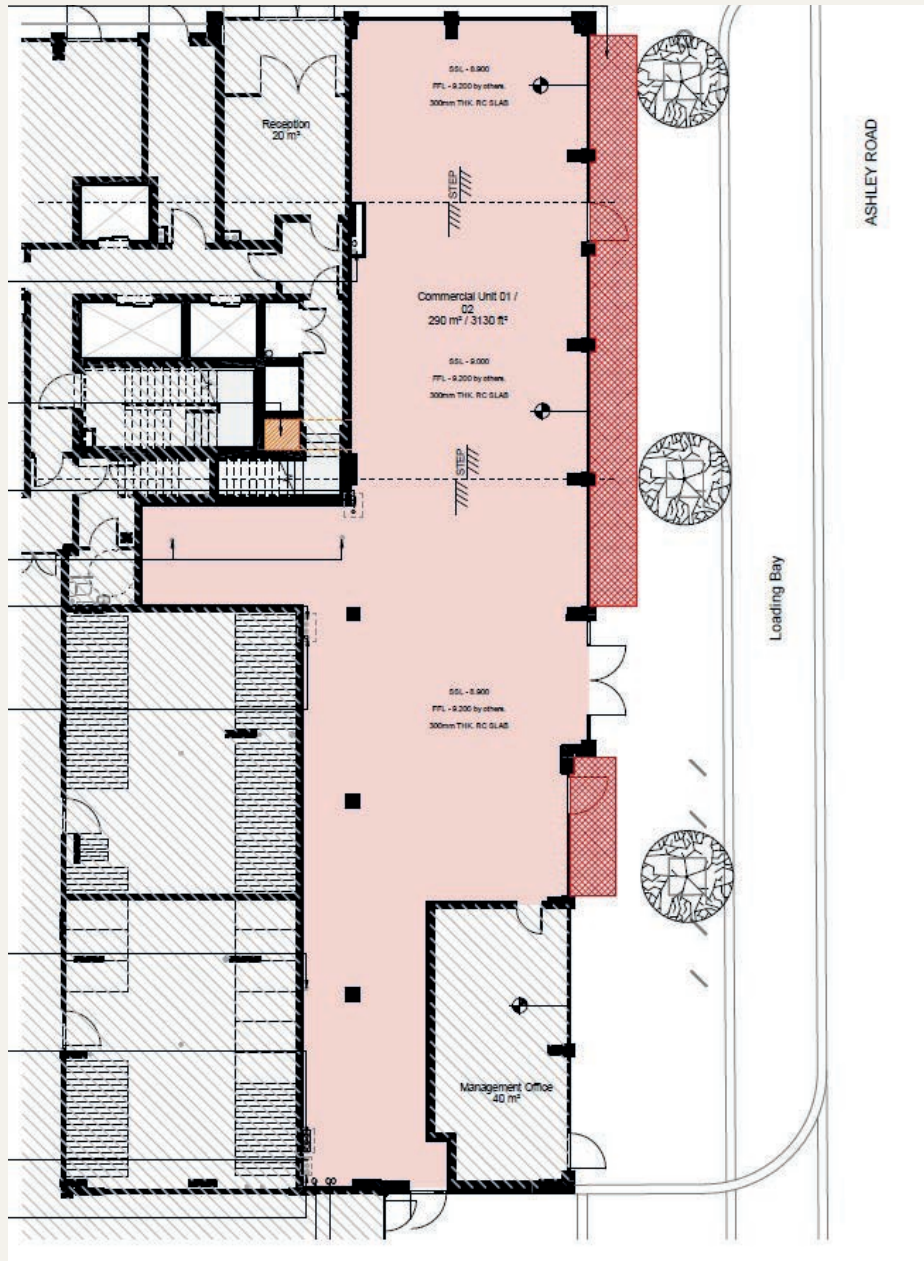
**UNIT 3** - Shell and Core with glazed shopfronts. Includes mezzanine level. Flue route available for commercial grade kitchen through to above L11 (Rooftop). Accessible off Ashley Road. Provision for gas supply if required. Independent water / electrical supply provided to unit.



BEROL LINK

ASHLEY ROAD

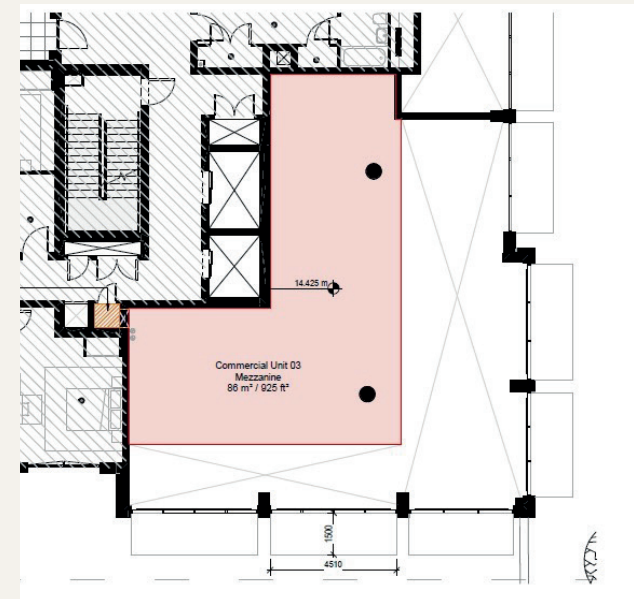
## UNITS 1 & 2



## UNIT 3 GROUND FLOOR



## UNIT 3 MEZZANINE



Floors plans are not to scale.  
Dark red crosshatched areas are proposed outdoor seating areas.

# FURTHER DETAILS

## *Service Charge*

The tenant will be responsible for the payment of service charge.

## *EPCs*

EPCs available on request.

## *VAT*

Please note that the property is elected for VAT. VAT will be payable on rent and service charges.

## *Tenure*

New effective full repairing and insuring leases on terms to be agreed.

## *Quoting Rents*

On Application

## *Use*

Class E

## *Legal and Professional Costs*

All parties will be responsible for paying their own legal and professional costs.

## *Technical Specifications*

Full unit Technical Specifications available on request.

## *Business rates*

All units are to be assessed for business rates. All interested parties must rely on their own investigations to confirm this information.



# LIKE WHAT YOU SEE?

*Get in touch with a member of our team...*

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Subject to Contract. August 2023.