

# UNITS TO LET

## 3,305 - 10,441 ft<sup>2</sup>



REFURBISHMENT FOR ALL AVAILABLE UNITS



24 HOUR SECURITY



CLOSE PROXIMITY TO CENTRAL LONDON



Indicative Image (Unit 13)



[www.ipif.com/crusader](http://www.ipif.com/crusader)

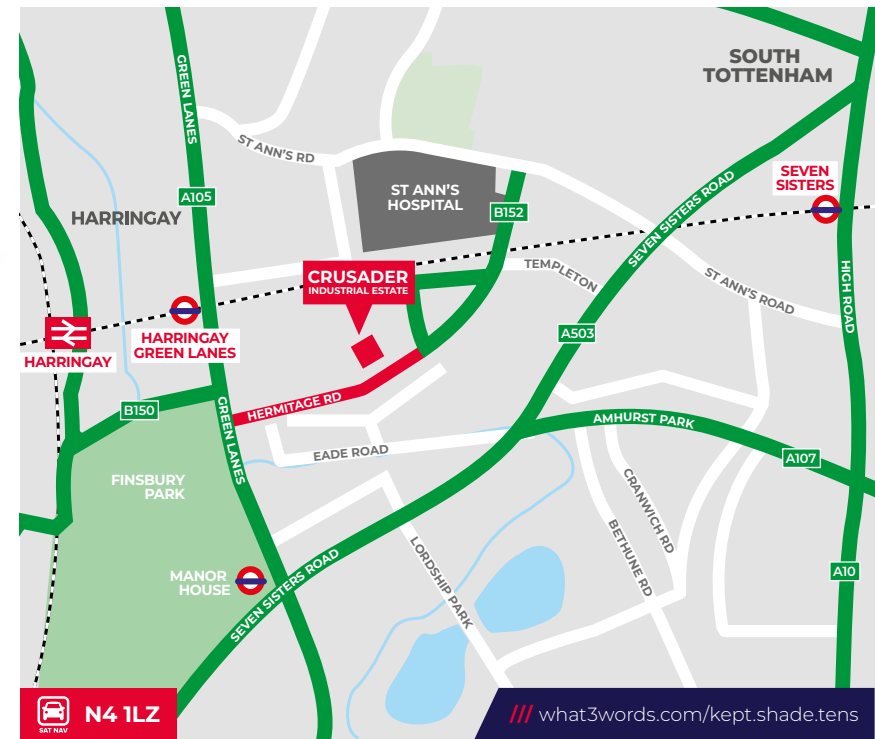
INDUSTRIAL / WAREHOUSE UNITS TO LET

**CRUSADER** INDUSTRIAL ESTATE  
HERMITAGE ROAD, HARRINGAY, N4 1LZ



## LOCATION

Crusader Industrial Estate is situated in a mixed industrial/residential location, close to Arena Shopping Park with Sainsbury's, McDonald's, Costa, Subway all present. A few hundred metres east of Green Lanes (A105) and Harringay Green Lanes Station (Overground Line), approximately 6 miles north of Central London and less than a mile from Manor House underground station (Piccadilly Line).



## TRAVEL TIMES\*



### TRAIN STATIONS

Manor House	0.6 miles	Harringay	1.3 miles
Seven Sisters	2.3 miles	St Pancras Intl.	4.4 miles
London Waterloo	6.8 miles	London Bridge	7 miles



### DRIVE TIMES

A105	2 mins	A406	18 mins
M11	30 mins	M1	32 mins
M25	40 mins	Central London	46 mins

\* Travel times approximate. Sourced by Google Maps.



/// [what3words.com/kept.shade.tens](http://what3words.com/kept.shade.tens)

## DESCRIPTION

The premises consist of units of steel portal frame construction, with an eaves height of up to 6m. The units offer ground floor warehouse accommodation, with offices at first floor (excl. Unit 7). The units include level access loading doors from the forecourt loading area and separate personnel entrances. Refurbishment is to be commenced on units 3 & 12, while unit 7 and unit 14 are fully refurbished throughout.

## SPECIFICATION

- Forecourt loading/parking
- Up to 6m eaves height
- Level access loading
- WCs
- Office
- 3 phase electricity

## LEASE TERMS

The units are available on new FRI leases for a term to be agreed. Rents on application.

## BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the local authority.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

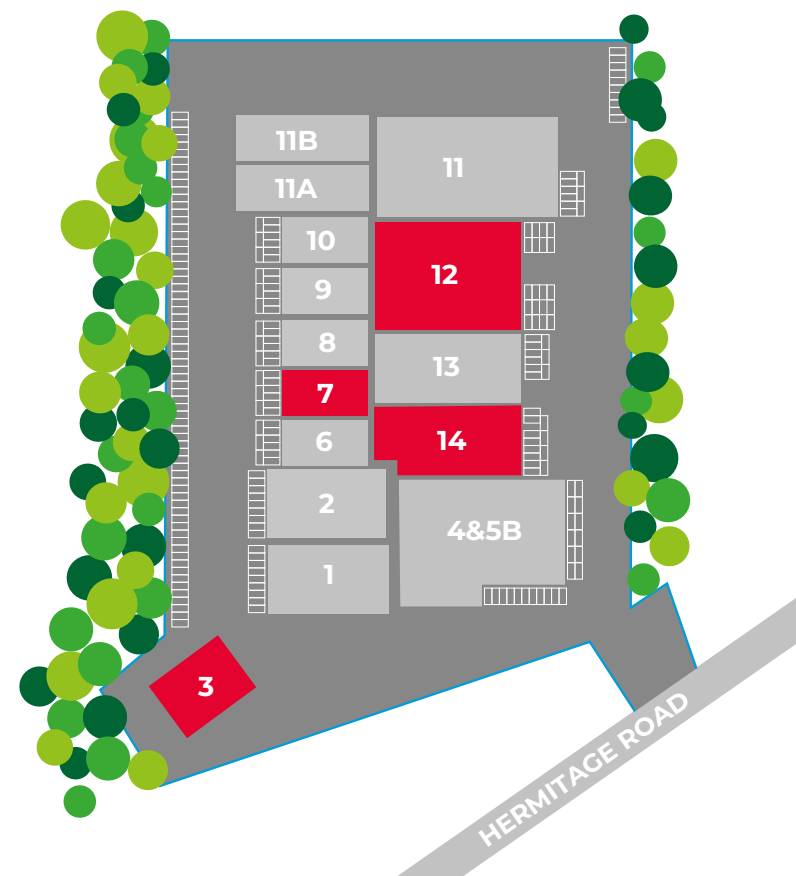
## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPCs are available on request.

ACCOMMODATION	GROUND FLOOR	FIRST FLOOR	TOTAL
UNIT 3	4,069 ft <sup>2</sup> (378 m <sup>2</sup> )	754 ft <sup>2</sup> (70 m <sup>2</sup> )	4,823 ft <sup>2</sup> (448 m <sup>2</sup> )
UNIT 7	3,305 ft <sup>2</sup> (307 m <sup>2</sup> )	n/a	3,305 ft <sup>2</sup> (307 m <sup>2</sup> )
UNIT 12	9,429 ft <sup>2</sup> (876 m <sup>2</sup> )	1,012 ft <sup>2</sup> (94 m <sup>2</sup> )	10,441 ft <sup>2</sup> (970 m <sup>2</sup> )
UNIT 14	6,771 ft <sup>2</sup> (629 m <sup>2</sup> )	710 ft <sup>2</sup> (66 m <sup>2</sup> )	7,481 ft <sup>2</sup> (695 m <sup>2</sup> )



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