

UNIT 14 TO LET

8,071 ft² (750 m²)



UNDER
REFURBISHMENT



24 HOUR
SECURITY



CLOSE PROXIMITY TO
CENTRAL LONDON



Indicative Image
(Unit 13)



www.ipif.com/crusader

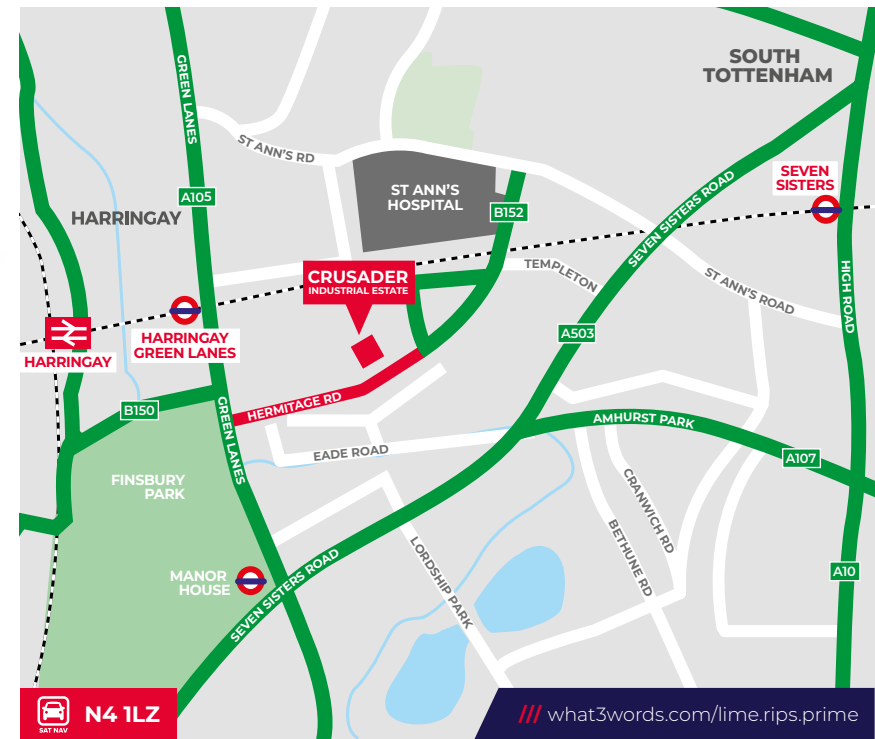
INDUSTRIAL / WAREHOUSE UNIT TO LET

CRUSADER INDUSTRIAL ESTATE
HERMITAGE ROAD, HARRINGAY, N4 1LZ

IPIF

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/lime.rips.prime

DESCRIPTION

The premises consist of a mid-terrace unit of steel portal frame construction, with an eaves height of 6m. The unit has ground floor warehouse accommodation, with offices at first floor. There is a single level access loading door from the forecourt loading area and separate personnel entrance to the office. Unit 14 is currently undergoing the same refurbishment recently completed at the neighbouring Unit 13.

SPECIFICATION

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

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 14	FT ²	M ²
Ground Floor	6,753	627
First Floor	1,318	123
Total	8,071	750

LEASE TERMS

The unit is available to let on new flexible FRI lease with terms to be agreed.

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

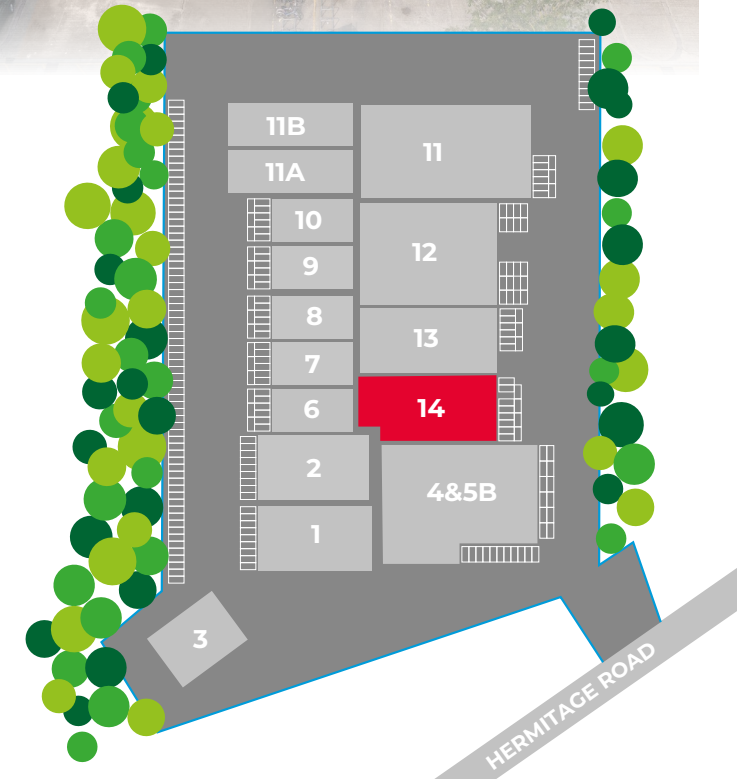
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

EPCs are available on request.



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