

**DEVELOPMENT OPPORTUNITY TO CREATE
A BUSINESS CENTRE OR STUDIO AND WORKSHOP
COMMUNITY
WITH A POTENTIAL HIGH YIELD.**

**IN AN IMPROVING AREA OF INNER NORTH LONDON
COMPLETELY PLANNED AND COSTED DEVELOPMENT
OF
AN INDUSTRIAL BUILDING WITH INTERESTING
FEATURES.**

**SHAFTESBURY HOUSE
3 SHAFTESBURY ROAD
LONDON N18**



Peter Johnson Merriman Surveyors Limited
 Offices | Industrial | Retail | Investment | Development | Valuation & Survey | Estate Management
 Directors: Hedley Merriman MA FRICS ACI Arb, Andrew Pater TECH RICS, Jake Pater BA (Hons)
 Consultants: Colin Rickard FRICS, James Osbourne FRICS, Philip Waldman FRICS JRRV, Alan Shurety FRICS
 Peter Johnson Merriman Surveyors Limited, 68-90 Crawford Street London W1S 2BS Registered in England no. 407403



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Location

Just off the intersection of the A406 North Circular Road and the A10 Great Cambridge Road at the Great Cambridge Roundabout. The M25 is about 3 miles to the north via the A10 at Junction 25 with the M1 Junction 1 at Staples Corner about 6 miles to the west.

Description

A traditionally built north-lit factory in six bays with modern extensions to side and rear.

There are excellent showrooms and office at first floor with parking for about 15 cars on the front of the site and loading via a covered yard to two loading bays.



Accommodation

North-lit factory: 22,000 Sq. Ft. (approx.)
Extension 1: 2500 Sq. Ft. (approx.)
Extension 2 (2 storey): 6700 Sq. Ft. (approx.)
Offices and showrooms, 1st floor: 5800 Sq. Ft. (approx.)
Total: 37,000 Sq. Ft. (approx.)

Town Planning & Development

The Vendors have had a pre-application meeting with the London Borough of Enfield who have indicated that a three storey development of the site to provide studios, offices and workshops with some retail amounting to about 90,000 Sq. Ft. would likely be approved.

Additionally, the Vendors have plans, attached, to divide the existing building into 38 studio workshops. **From other buildings our client owns it is possible that a yield of 10% is achievable.**

Terms

The Freehold is for sale for

Offers in Excess of

£6,000,000

Subject To Contract

VIEWING VIA THE SOLE AGENTS AS ABOVE
FURTHER INFORMATION AND INSPECTIONS CONTACT:

ANDREW PATER

020 7253 2525

ANDREW@PJMSURVEYORS.COM

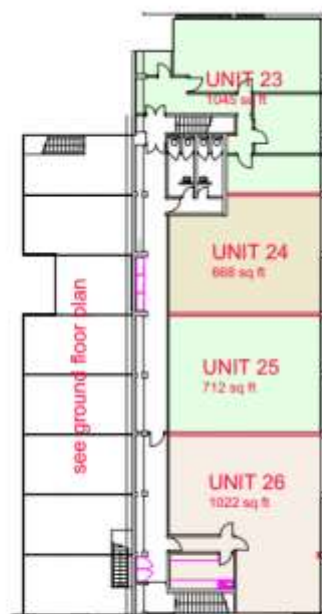
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Peter Johnson Merriman Surveyors Limited, 66-90 Crawford Street London W1S 3BS Registered in England no. 4074031



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**SHAFTESBURY HOUSE
GROUND FLOOR
PROPOSED SUBDIVISION**



**SHAFTESBURY HOUSE
FIRST FLOOR
PROPOSED SUBDIVISION**

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