

OMEGA WORKS

167 HERMITAGE ROAD | HARRINGAY | N4 1LZ



**AVAILABLE
FOR SALE**

Residential development / conversion opportunity
6,026 ft² (559.8 m²) **SITE AREA: 0.072 acres**

LOCATION

Harringay has rapidly risen in popularity in recent years, both for residents and businesses. The London Borough of Harringay is encouraging regeneration, boosting housing needs and utilising the existing excellent transport links, which will be further enhanced by Crossrail.

The borough is the hub of London's manufacturing businesses with companies such as Redemption Brewery and Beavertown Brewery, Wildes Cheese, Cocorose and Kashket Partners with premises locally.

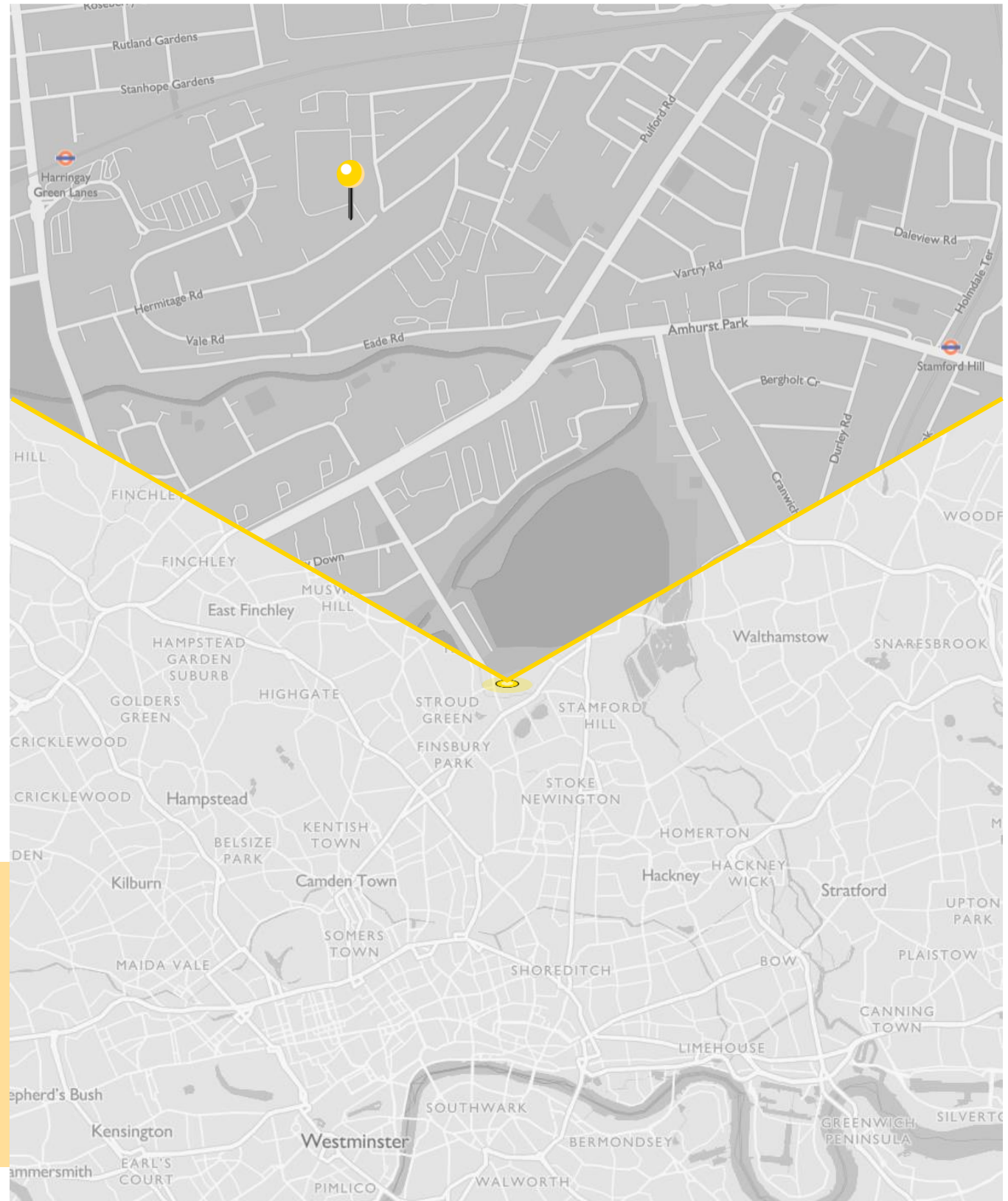
Manor House Station (Piccadilly Line) is just a few minutes walk away, providing services to central London between Cockfosters and Heathrow. Approximately half a mile away from the site, is Harringay Green Lanes Station (provides services between Gospel Oak and Barking The A503 leads to the A406 to the north and to the A501 and The City to the south. Numerous bus routes operate in the area.



A1	1.9 mi
A10	2.0 mi
A406	3.7 mi



HARRINGAY GREEN LANES	0.5 mi
MANOR HOUSE	0.6 mi
STAMFORD HILL	1.6 mi



OPPORTUNITY

As part of the Harringay Council's Local Plan, this site has been identified alongside the other properties within Omega Works area, as part of the Site Allocations to meet local housing demands and create new employment spaces. The Council have allocated this site in its current form as industrial premises with significant residential occupancy and the future deliver to be a mix use scheme. Interested parties should make their own enquiries with London Borough of Harringay.

DESCRIPTION

The property comprises a two-storey former warehouse building fronting Hermitage Road. The building is strategically placed as the first building upon entering the Omega Works development.

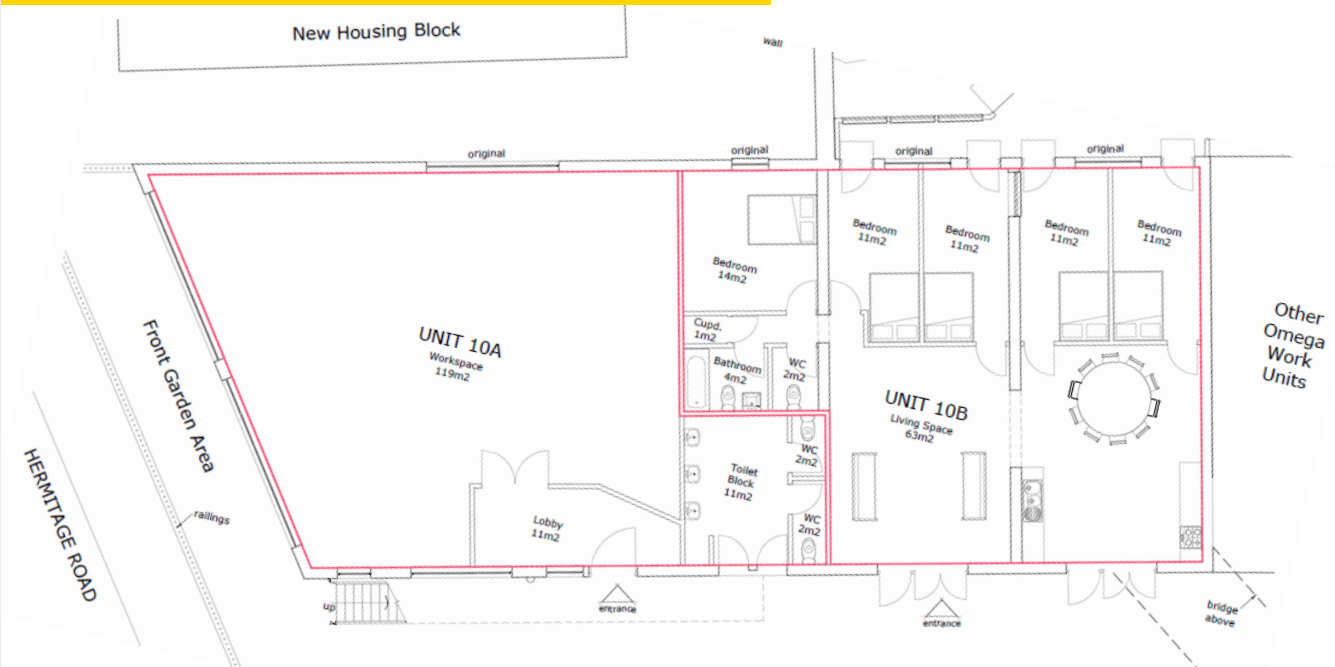
A large percentage of the building is currently let to a number of creative individuals and artists on AST residential use, with the balance of the site being used as commercial use. This building is a good opportunity for a developer or investor seeking redevelopment or conversion opportunities.

	SQ FT	SQ M
Unit 10A	1,582	147.0
Unit 10B	1,442	134.0
Unit 10C	1,496	139.0
Unit 10D	1,453	135.0
Lobby	53	5.0
Total Area	6,026	559.8
Site Area	0.072 acres	

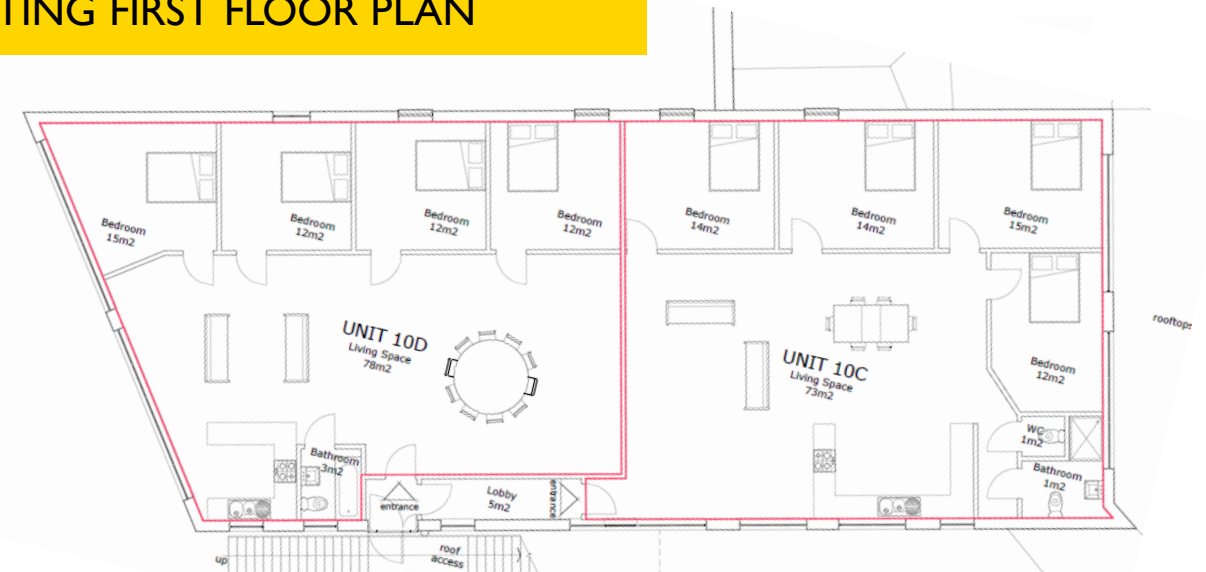
Floor areas and plans have been provided to us by the vendors and have not been physically verified. The purchasers must satisfy themselves as to the accuracy of areas.



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



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TENURE:

Sale of the freehold interest

PRICE:

Unconditional offers are invited

LEGAL COSTS:

Each party to bear their own costs

VAT:

To be confirmed

AML:

The successful purchaser will be required to comply with Strettons' and the FCA's anti money laundering requirements.

Strettons for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use, lease details and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Strettons has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. October 2022.



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