

UNITS TO LET

3,305 - 7,481 ft²



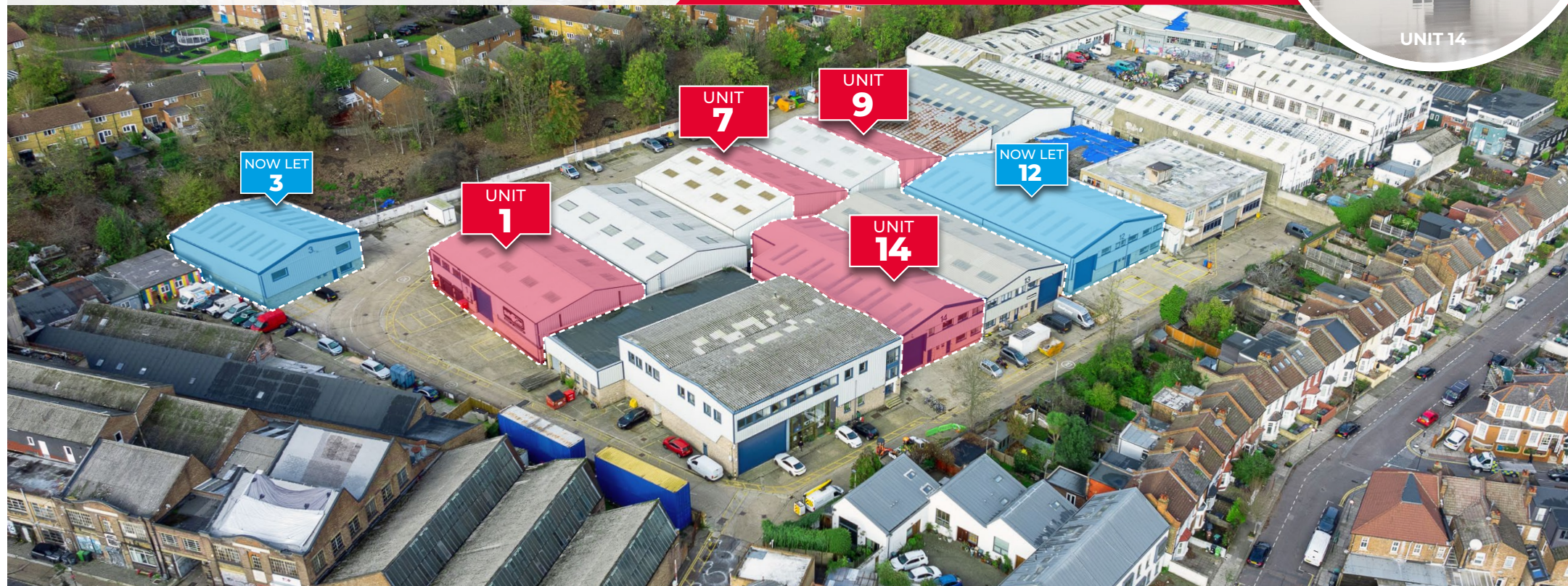
NEWLY
REFURBISHED



24 HOUR
SECURITY



CLOSE PROXIMITY TO
CENTRAL LONDON



www.ipif.com/crusader

INDUSTRIAL / WAREHOUSE UNITS 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 Overground Station (Suffragette Line), approximately 6 miles north of Central London and less than a mile from Manor House underground station (Piccadilly Line). Seven Sisters Station (Victoria and Overground line) is also less than a mile (0.9 per Google Maps).



TRAVEL TIMES*



TRAIN STATIONS

Manor House	0.6 miles	Harringay	1.3 miles
Seven Sisters	0.9 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 from Google Maps.



/// what3words.com/kept.shade.tens

ACCOMMODATION

The available units comprise of the following Gross External Areas.

UNIT 1	FT²	M²
Ground Floor	5,931	551
First Floor	n/a	n/a
TOTAL	5,931	551

UNIT 7	FT²	M²
Ground Floor	3,305	307
First Floor	n/a	n/a
TOTAL	3,305	307

UNIT 9	FT²	M²
Ground Floor	3,305	307
First Floor	n/a	n/a
TOTAL	3,305	307

UNIT 14	FT²	M²
Ground Floor	6,771	629
First Floor	710	66
TOTAL	7,481	695



FULLY
REFURBISHED



FORECOURT
LOADING / PARKING



CLEAR INTERNAL
HEIGHTS: 6-7.5m



LEVEL ACCESS
LOADING DOORS



WC
FACILITIES



OFFICE
SPACES



3 PHASE
POWER SUPPLY



DESCRIPTION

The premises consist of units of steel portal frame construction, with an eaves height of up to 7.5m. Units 1, 7 & 9 provide ground floor warehouse accommodation with office space, while Unit 14 offers first floor office facilities. The units include level access loading doors from the forecourt loading area and separate personnel entrances. All units have been/will be fully refurbished.

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

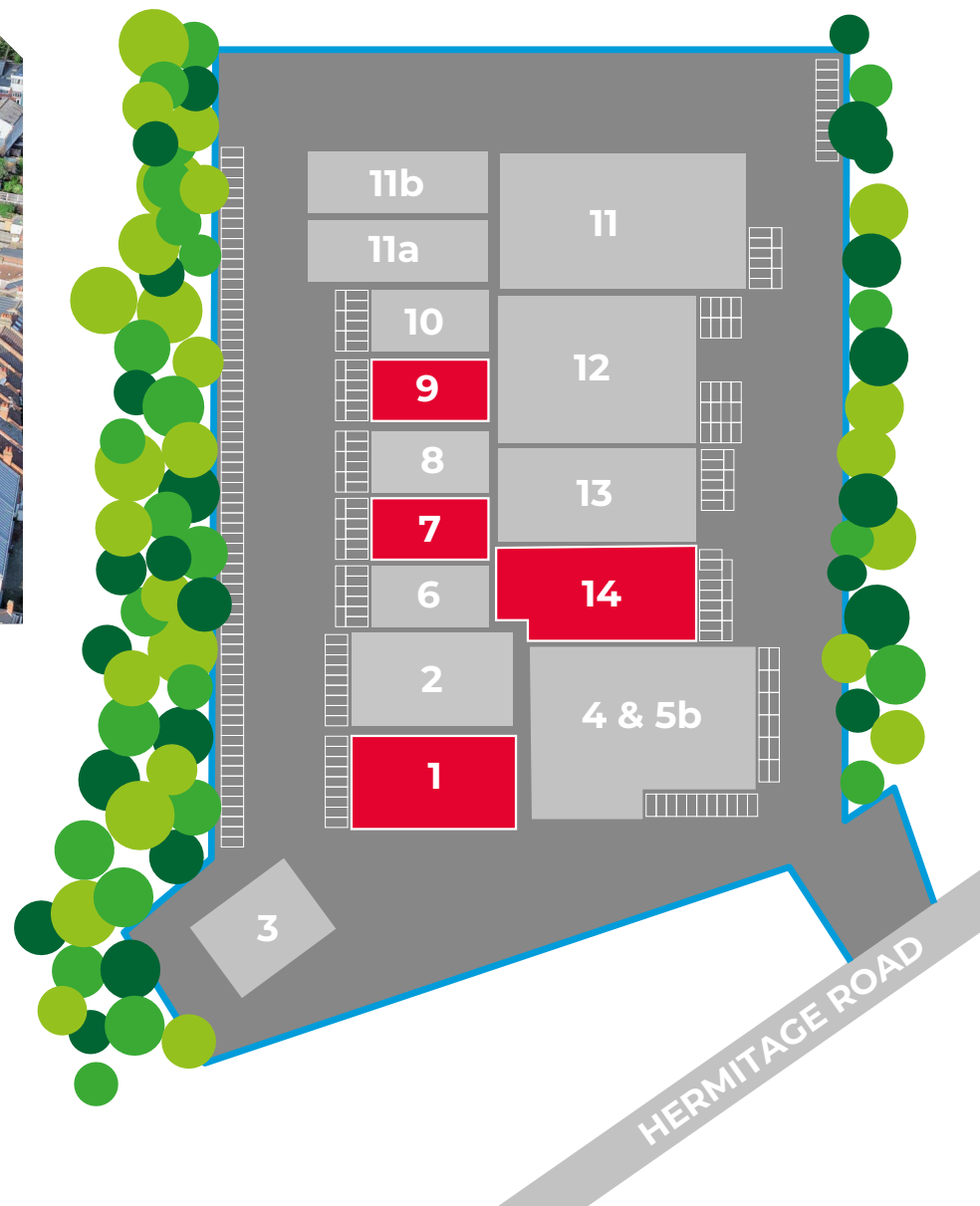
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

EPCs are available on request.



On behalf of the landlord

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