

Various Units Clarendon Gasworks, Mary Neuner Road, London, N8 0ER

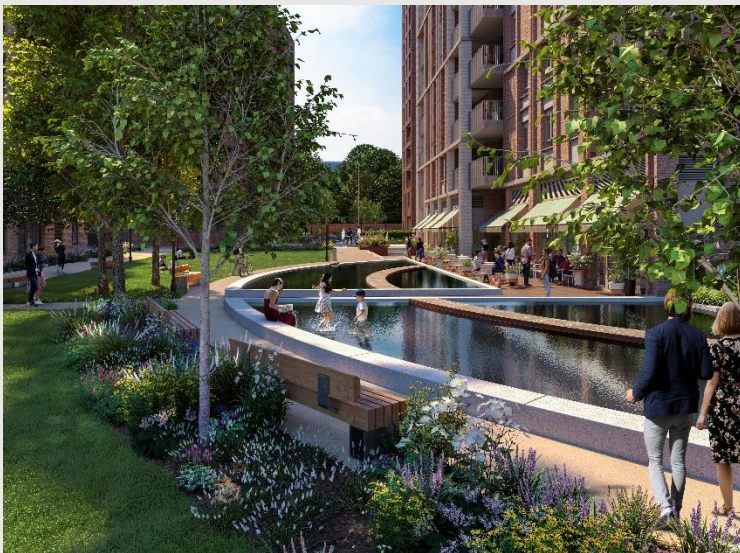


TO LET

538 sq. ft – 5,027 sq. ft

Retail & Restaurant Uses

Retail & Restaurant Units located within a new development by St William Homes at the former Clarendon Gasworks



- Conveniently located
- Shell and core with capped services
- New mixed use scheme
- In the heart of north London
- Close proximity to four key 3 stations
- Two underground stations two overground stations
- Connections to King's Cross in just 14 minutes

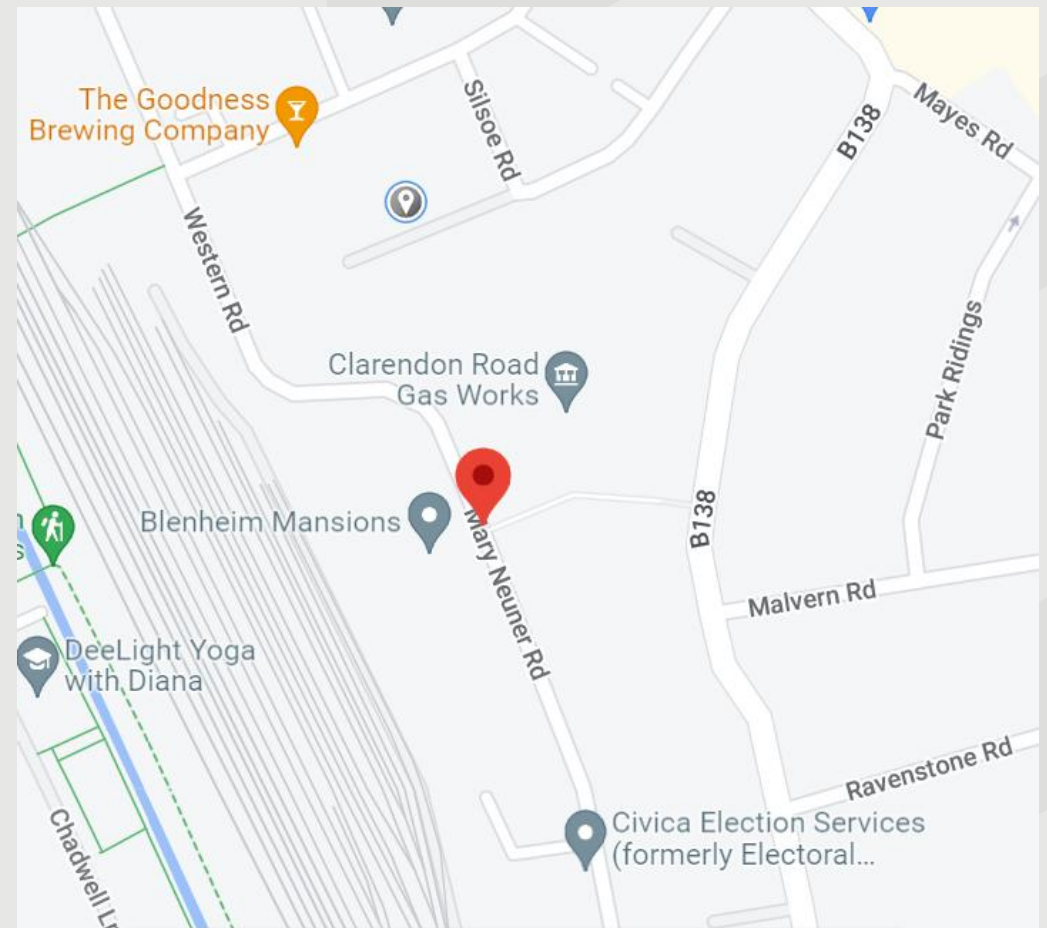


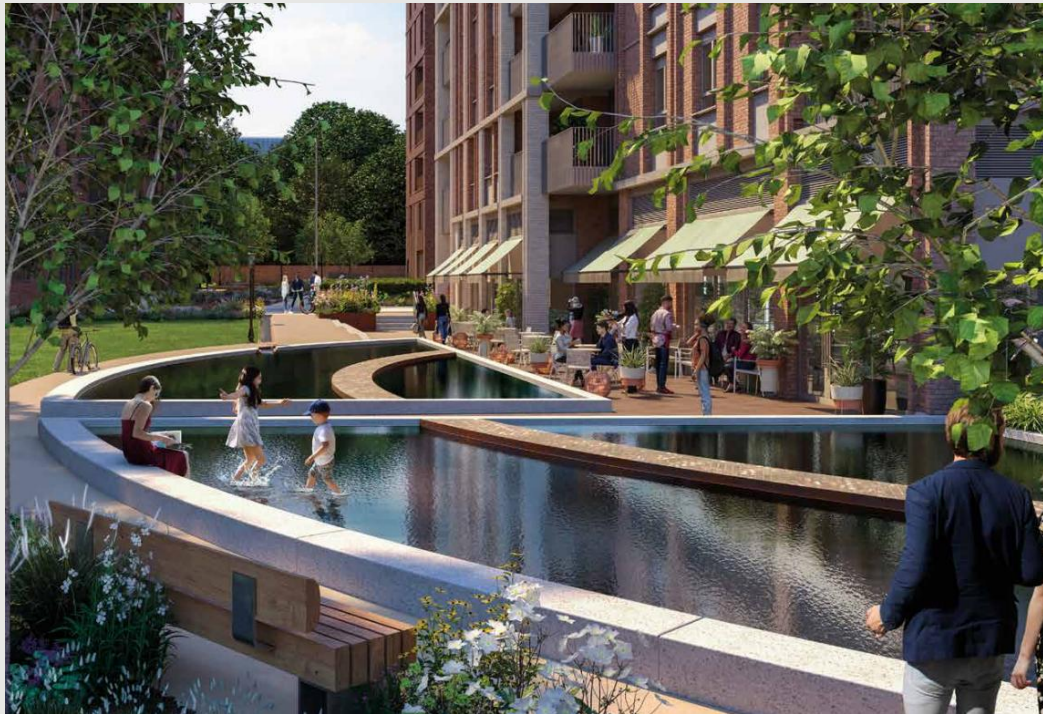
Description

The unit will be left in a shell and core state with capped services. An enhanced specification can be discussed.

Location

The property is located within a new development by St William Homes at the former Clarendon Gasworks. Clarendon will deliver over 1,700 new homes, together with fantastic resident facilities, the creation of beautifully landscaped gardens, and extensive business, retail, and community spaces. On site, there is currently a mix of local and national occupiers, including Froth and Mallow a local coffee operator, as well as a Co-op supermarket which is due to open shortly. The cultural quarter will include a central boulevard to help improve connectivity between the surrounding neighbourhoods of Hornsey, Wood Green, and Alexandra Park, benefiting from ease of access to a variety of transport connections.





SITE MAP

CLARENDON
LONDON N8

Penstock Tunnel
to Alexandra Park



KEY

- Phase 1
167 homes
Delivered Jan 2021
- Phase 2
448 homes
Delivered 2021-2023
- Phase 3A
200 homes
Delivered 2023
- Phase 3B
244 homes
Delivered 2024
- Phase 45
399 homes
Delivered 2025/2026
- Phase 54
283 homes
Delivered 2027
- Clarendon Yards
— Cultural Quarter
(Temporary use)
- 24-hour concierge
- Residents' Facilities
The Park Club, lounge,
swimming pool, gym &
spa
(Subject to planning,
location may change)
- Residents' 'meanwhile'
gym
(Location may change)
- Future crèche
- National Grid Property
- Penstock Tunnel
Leading to
Alexandra Park

**The Chocolate
Factory
Workspace
Group**

A collection of private
216 apartments
and 107,639 sq ft of
commercial space.

**01
PUBLIC SQUARE**

A new village square with shops, bars and restaurants and space for events and farmers markets.

**02
HORNSEY PARK**

A collection of landscaped gardens; the largest part of the park is set within evergreen woodland planting.

The site plan is not to scale and is indicative only and subject to planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

Accommodation/Availability

Name	Sq ft	Sq m	Rent	Timescales for Occupation
Unit 1–A1	538	50	£20 per sq ft	Ready now
Unit 2–A1	1,841*	171	£20 per sq ft	Oct 2023
Unit 3–A3	2,648*	246	£25 per sq ft	Oct 2023

*Please note both units can be sub-divided, further information available upon request.

Business Rates

To be assessed

Tenure

New Lease

EPC

Unit 1 – A-7

Unit 2 – A-8

Unit 3 – A-9

VAT

The premises are elected for VAT

Configuration

Not fitted

Contacts

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