

RIB

ROBERT IRVING BURNS



# 92 Frobisher Road

London N8 0QX

## TO LET

PROMINENT SELF-CONTAINED BUILDING IN HARRINGAY  
SUITABLE FOR USE CLASS F1  
(SCHOOLS, GALLERIES, MUSEUMS, LIBRARIES, HALLS)

**BUSINESS CLASS E USES WILL BE CONSIDERED  
(GYMS, RETAIL, MEDICAL CENTERS, CLINICS, OFFICES)**

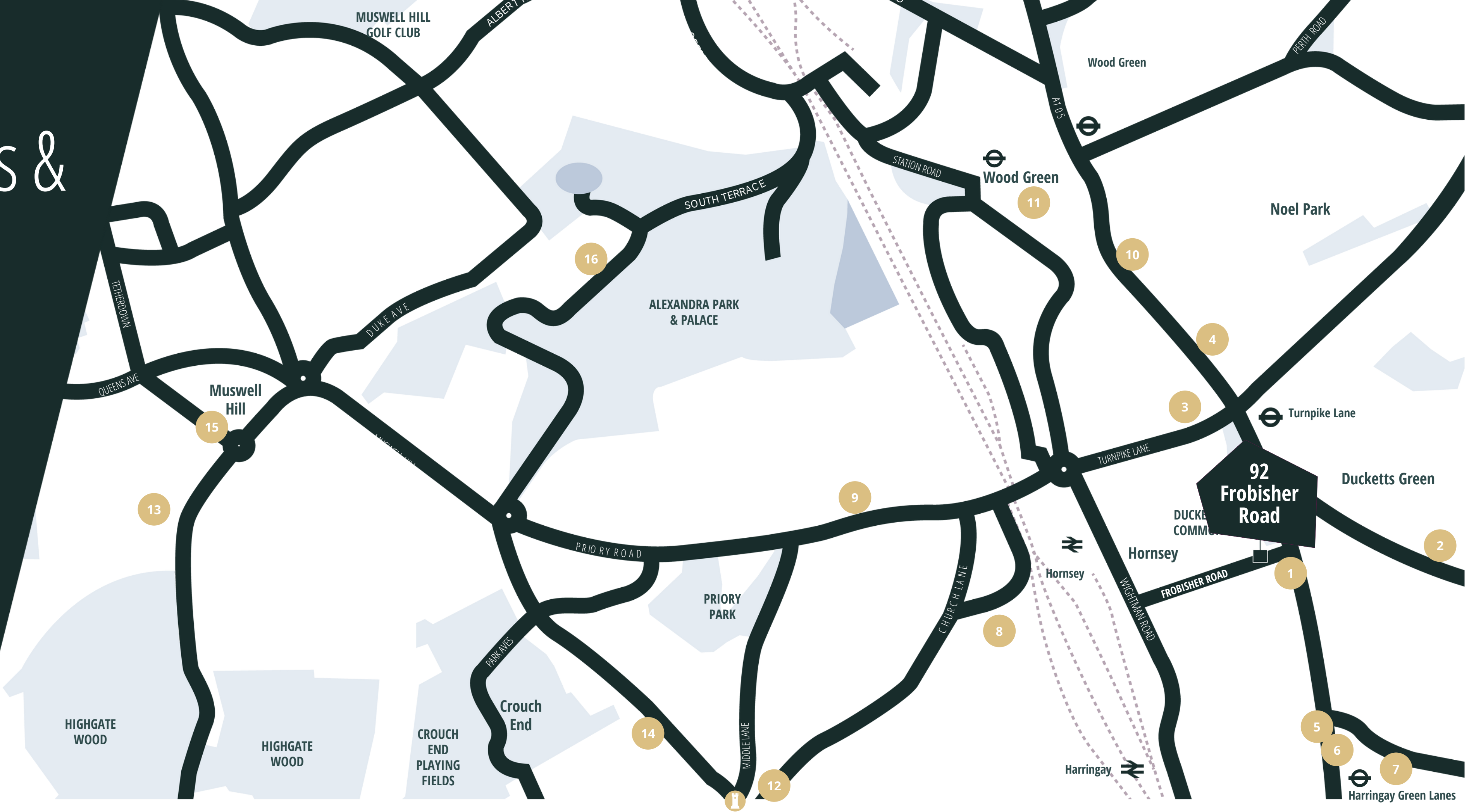
**5,285 sq.ft**

**Ground & First Floors**



# Local Occupiers & Amenities

- 1. Jam in a Jar
- 2. The Banc Restaurant & Shisha Lounge
- 3. The Toll Gate - JD Wetherspoon
- 4. Tarshish
- 5. Diyarbakir Kitchen
- 6. Gökyüzü Green Lanes
- 7. Arena Shopping Park
- 8. No5 Dining & Lounge
- 9. The Great Northern Railway Tavern
- 10. Cineworld Cinema - London Wood Green
- 11. The Mall Wood Green
- 12. Crouch End Picturehouse
- 13. Miller & Carter
- 14. Maynard Arms
- 15. Everyman Muswell Hill
- 16. Alexandra Palace



## By tube from Wood Green Tube

Highbury & Islington	09 mins
St Pancras International	12 mins
Finsbury Park	13 mins



## By train from Hornsey Station

Highbury & Islington	19 mins
Kings Cross	22 mins
Essex Road	32 mins
Old Street	34 mins



## By train from Harringay Green Lanes Station

Crouch Hill	16 mins
Hackney Central	30 mins
Shoreditch High Street	31 mins
Hampstead Heath	33 mins
Camden Road	33 mins



## By foot from 92 Frobisher Road

Turnpike Lane Underground	05 mins
Hornsey Station	09 mins
Harringay Green Lanes Station	15 mins
Wood Green Underground	17 mins
Alexandra Palace Station	25 mins



# Local Occupiers & Amenities

The location is well-connected to the rest of London, with excellent transport links (Piccadilly Line, Overground) just a short distance away, making it easy for visitors and clients to access.

Additionally, the property is surrounded by exciting destinations such as the Crouch End Picturehouse, the Crouch End Clock Tower, and the Haberdashery Café, making it an excellent location for businesses seeking a dynamic and well-connected setting. The Great Northern Railway Tavern is nearby, providing an ideal spot for entertaining clients or enjoying a business lunch.

When it's time to take a break, Alexandra Park offers a peaceful retreat with its serene surroundings, boating lake, ice rink, garden center, drinks terrace, theatre, and restaurants. With its versatile use class and convenient location, 92 Frobisher Road is an excellent opportunity for businesses seeking a flexible and well-connected space in the vibrant Hornsey area.



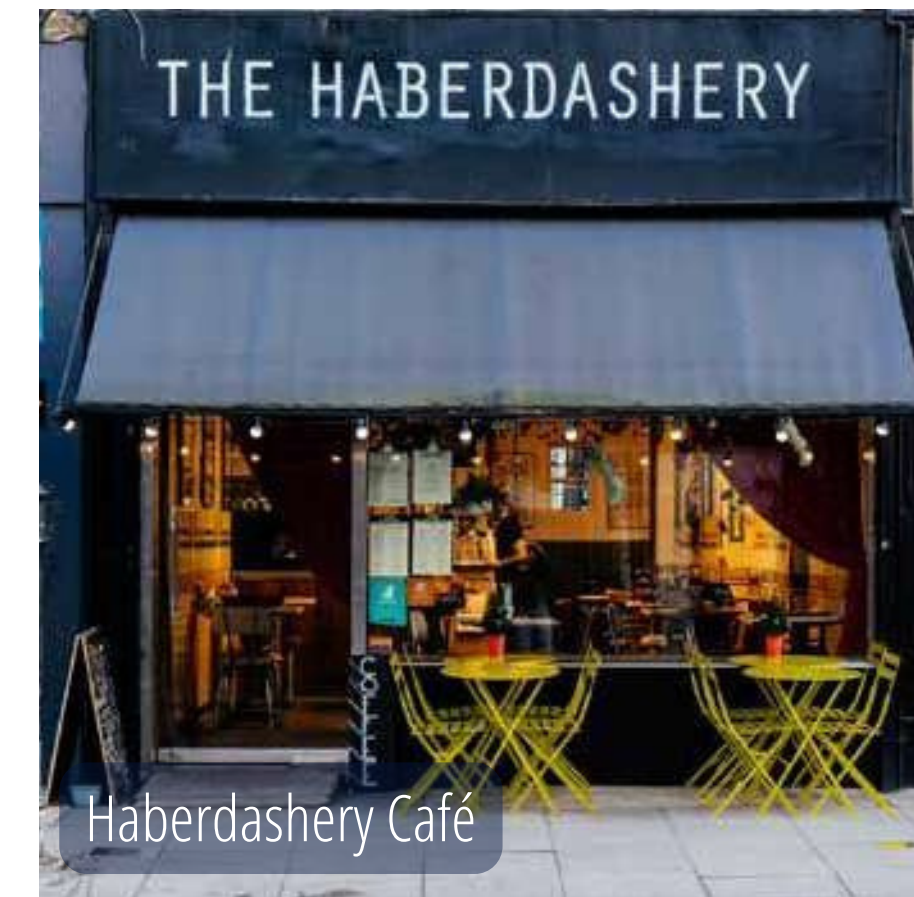
Crouch End Picturehouse



Alexandra Park



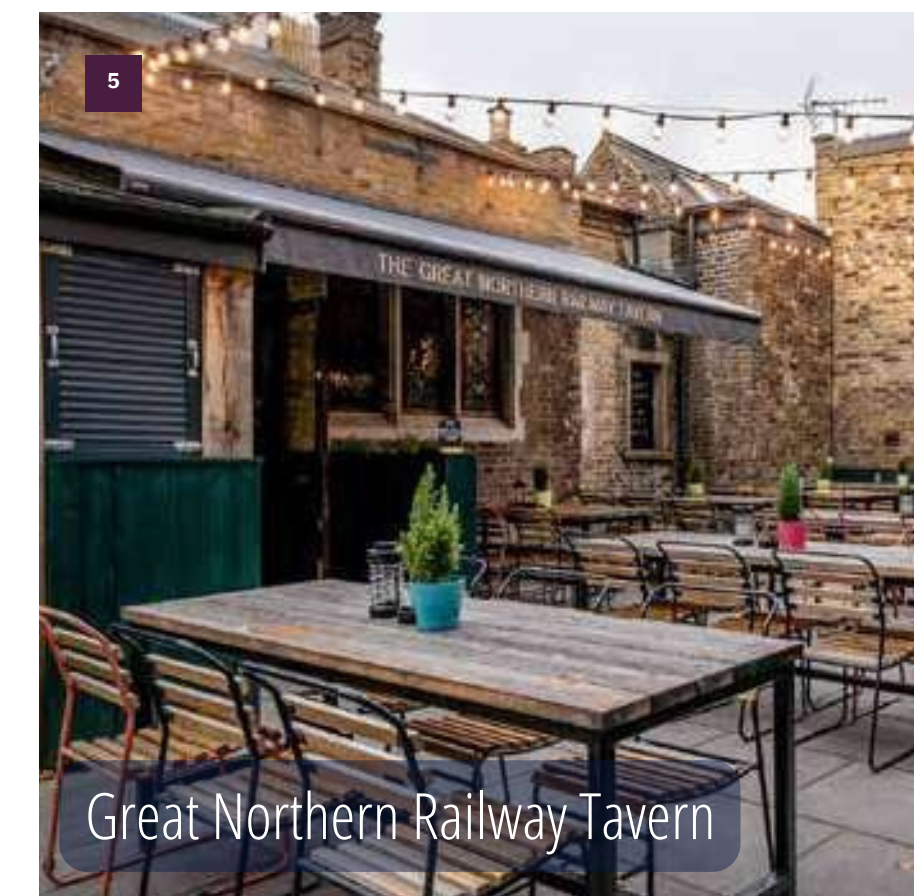
Crouch End Clock Tower



Haberdashery Café



The Green Rooms



Great Northern Railway Tavern



# Description










This rare self-contained building is steeped in history, previously serving as Curzon Cinema, Quasar and more recently a church hall. The property benefits from vast ceiling heights of 8.5m in the rear theatre, where an incoming tenant could create additional mezzanine floors or whatever their business requires.

The ground floor front is broken up into reception, staff kitchen and WCs. There is a right hand side office space as well along with another set of WCs. There is a 1st floor former projector room of circa 400 sq. ft.

Toward the rear right hand side of the building there is private office and separate set of WCs.

**Ground Floor: 4,886 Sq. Ft. (453.88 Sq. M.)**  
**1st Floor: 400 Sq. Ft. (37.13 Sq. M.)**

**Total: 5,285 Sq. Ft. (491.01 Sq. M.)**  
**Max. Height In Rear Room: 8.5m**

-  Self-contained
-  Historic building
-  Art-deco frontage
-  2 x private offices
-  Theatre hall
-  Up to 8.5m ceiling height
-  Strip lighting
-  Staff kitchen
-  6 WC (in 3 locations)







## RENT

POA

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Incoming tenant is to be responsible for both sides legal costs.

## EPC

Available on request.

## VAT

The property is not elected for VAT.

## FLOOR PLANS

Sketched plan available on request.

## CONTACT US

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

March 2023