

UNITS TO LET

3,305 - 10,441 ft²



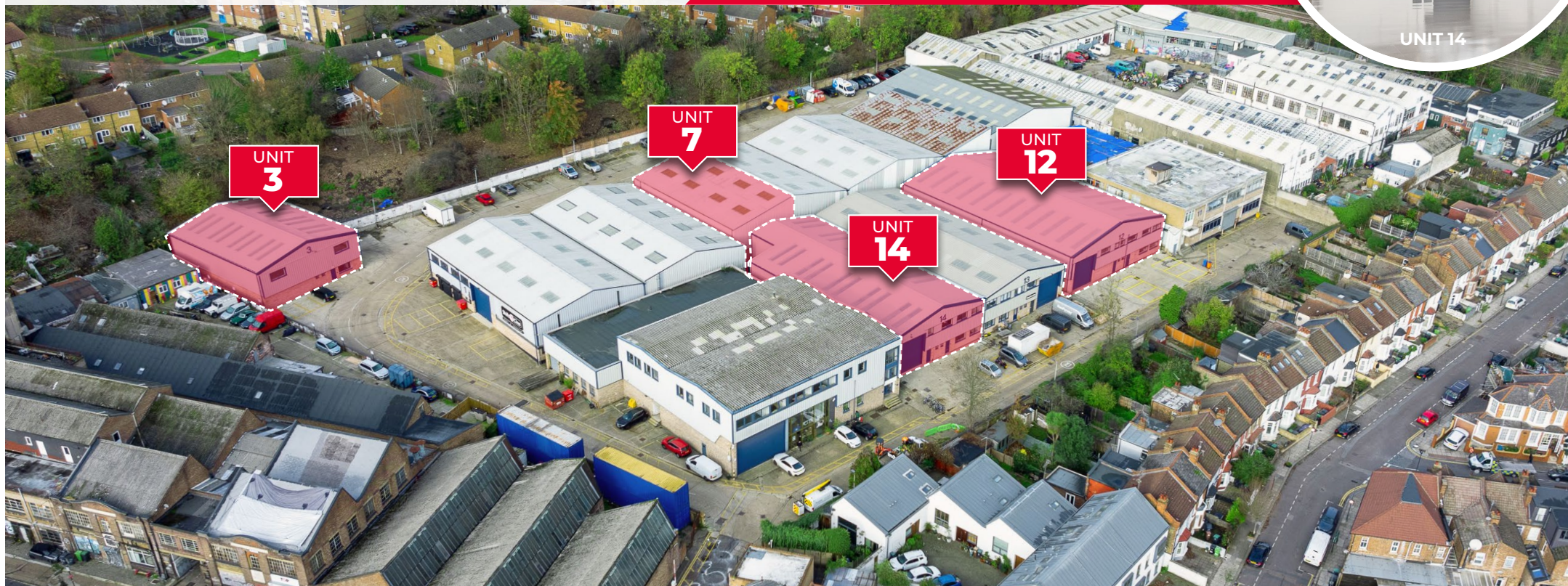
NEWLY
REFURBISHED



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).



TRAVEL TIMES*



TRAIN STATIONS

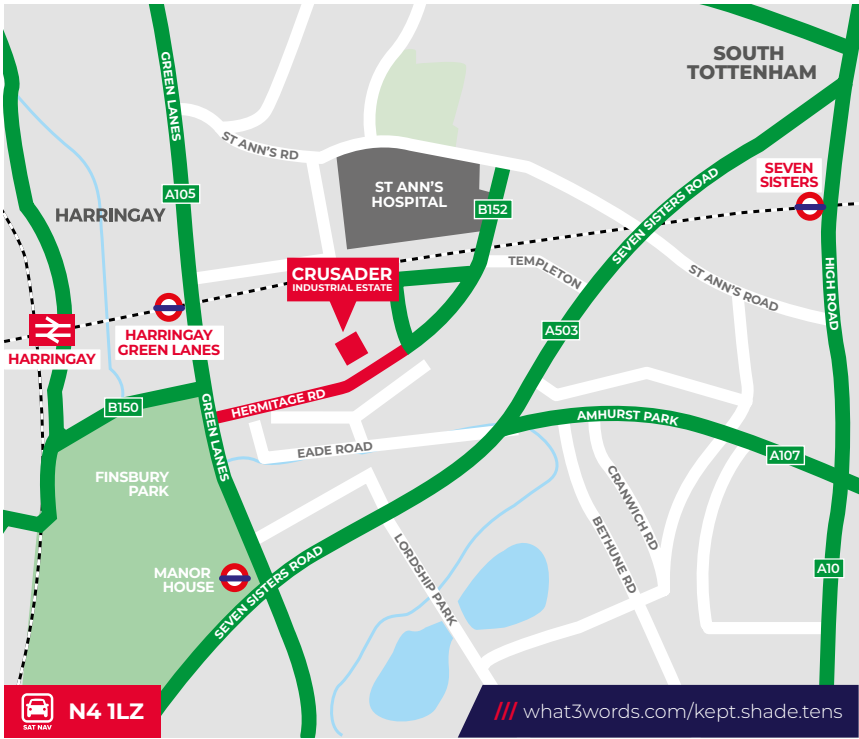
Manor House	0.6 miles	Harringay	1.3 miles
Seven Sisters	2.3 miles	St Pancras Intl.	4.4 miles
London Waterloo	6.8 miles	London Bridge	7 miles



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 by Google Maps.



ACCOMMODATION

The available units comprise of the following Gross External Areas.

UNIT 3	FT²	M²
Ground Floor	4,069	378
First Floor	754	70
TOTAL	4,823	448

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

UNIT 12	FT²	M²
Ground Floor	9,429	876
First Floor	1,012	94
TOTAL	10,441	970

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



DESCRIPTION

The premises consist of units of steel portal frame construction, with an eaves height of up to 6m. The units offer ground floor warehouse accommodation, with offices at first floor (excl. Unit 7). The units include level access loading doors from the forecourt loading area and separate personnel entrances. All available units have been fully refurbished throughout.

SPECIFICATION

- Forecourt loading/parking
- Clear internal height: 6-7.5m
- Level access loading
- WCs
- Office
- 3 phase electricity

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

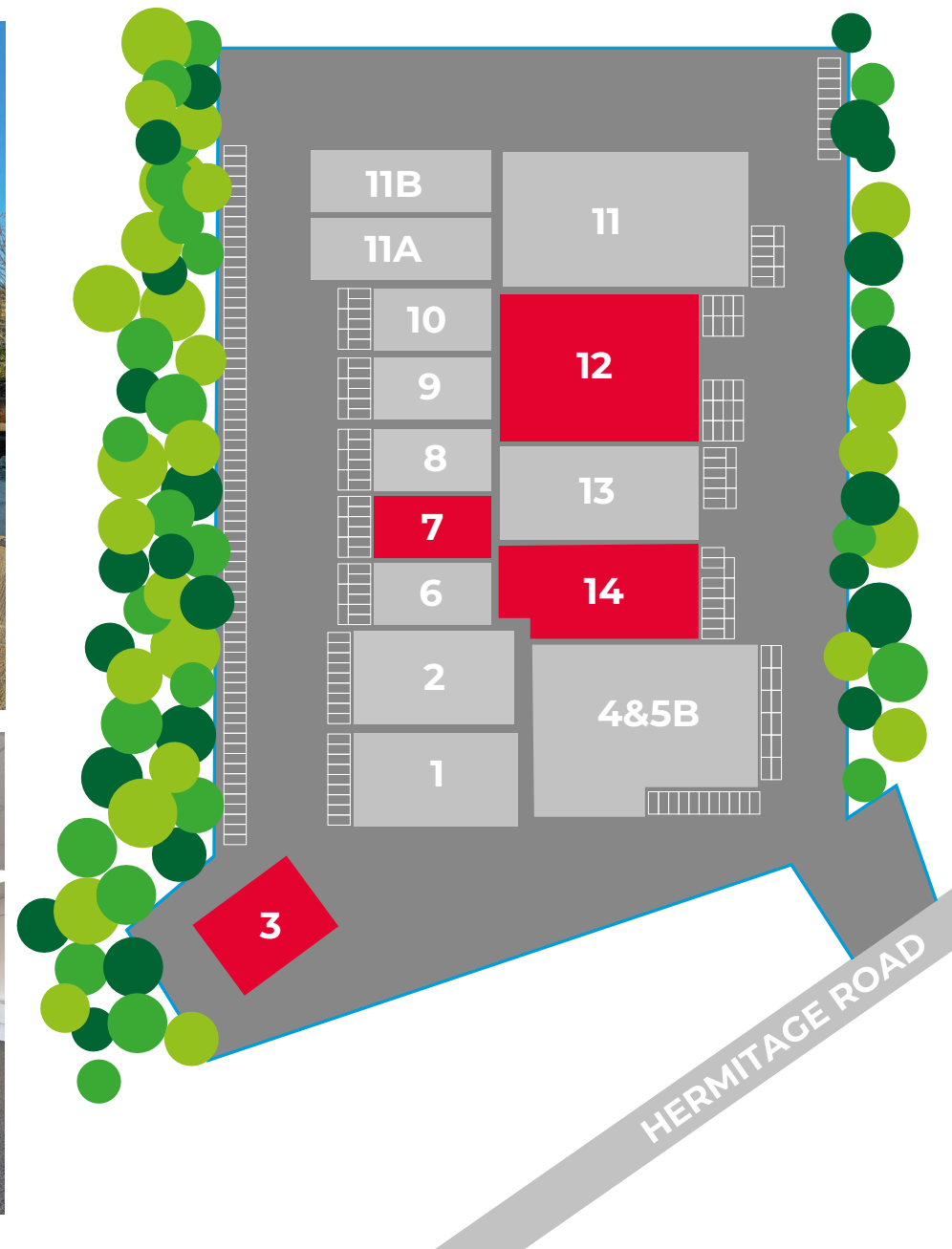
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

EPCs are available on request.



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