



75 HANLEY ROAD
CROUCH HILL, N4 3DQ

FOREST
REAL ESTATE

TO LET

5,350 SQ FT

Two-Storey Commercial Building Inclusive of 6 Parking Spaces.

Key Features

- Former Medical Centre
- Class E Use - Suitable for a Variety of Uses
- External Garden
- Six on-site parking spaces
- Prominent Location
- May consider a sale of virtual freehold (999 Years)

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Description

The property comprises a detached, modern building, understood to have been purpose-built as an NHS medical centre, arranged over ground and first floors.

The accommodation is well configured, offering adaptable space across both levels that could be split if required. The main entrance is from Hanley Road, providing a clear and prominent point of access. Externally, the property benefits from secure, gated outside space, with rear parking bays providing parking for up to six vehicles.

Internally, the ground floor features an impressive double-volume entrance hall, six classrooms / treatment rooms / offices, together with a kitchen, WCs and ancillary storage. The first floor provides four further classrooms / treatment rooms / offices, a large landing with a feature window, two WCs, a shower room and a kitchen.

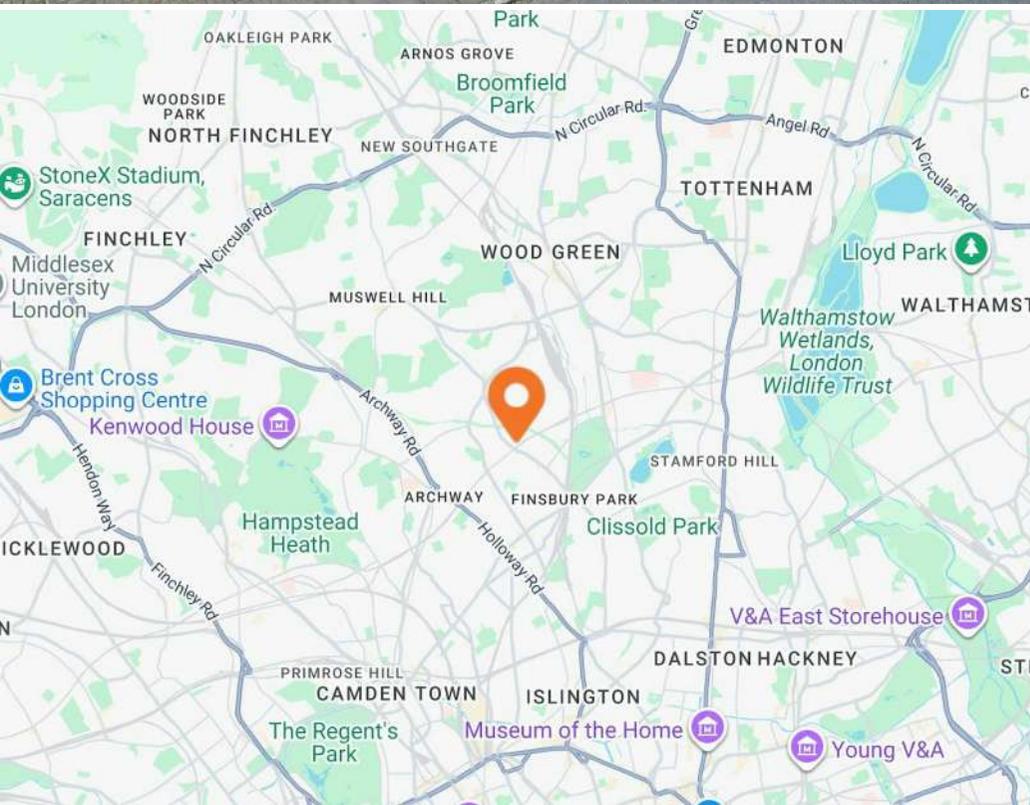
The landlord may also consider a sale of the virtual freehold (999 years).

Location

The property is located on the northern side of Hanley Road, which connects directly with Hornsey Road and Crouch Hill / Stroud Green Road. Crouch Hill Station (London Overground) is within a short walk, providing convenient access across London.

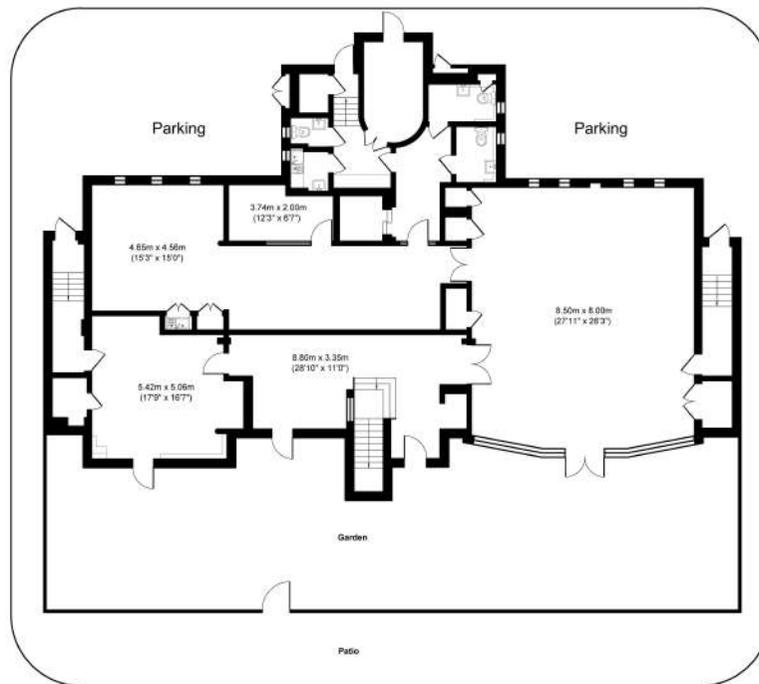
The property is also within easy reach of Finsbury Park, Crouch End and Holloway Road / Archway, with Archway Underground Station close by. The area is a popular and well-established location, with a wide selection of cafés, bars and restaurants situated along Crouch Hill and Stroud Green Road, all within walking distance.

The property is further well positioned for Highgate and Islington, with good road access to the North Circular Road, the M1 via Brent Cross, and Central London.

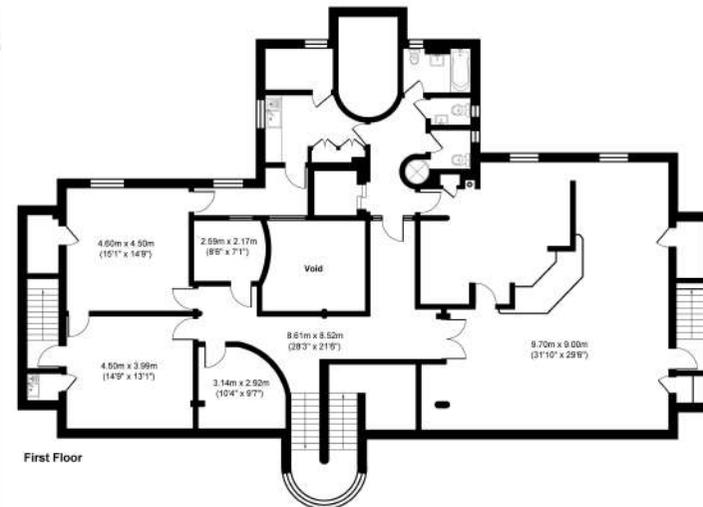




Approx. Gross Internal Area 497.0 sq M (5350 sq Ft)



Ground Floor



First Floor

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.
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Availability

Lease New Lease

Rent £140,000 per annum

Rates £33,300 per annum

Service Charge On application

VAT Not applicable

EPC C (57)

Contact

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

Cormac Sears

020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

London Office Team

55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team

Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

JOINT AGENTS

Alex Dawson

020 7100 2348 | 07949 745533
alex@alexmartin.co.uk

Ben Oldstein

020 7100 2348 | 07824 098820
ben@alexmartin.co.uk

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