

**COMMERCIAL BUILDING****5 Elthorne Road****London, N19 4AB****Ideal Owner Occupier/  
Development Opportunity****Commercial Building****Freehold For Sale/To Let****5,728 sq ft****(532.15 sq m)**

- Ideal Owner Occupier/ Development Opportunity
- Potential change of use
- 5,728 Sqft
- Potential to add an additional floor
- Within walking distance of Archway Underground Station
- The Nag's Head Shopping Centre is within walking distance
- The area is served by many multiple, local retailers and restaurants and bars

Summary

Available Size	5,728 sq ft
Price	£2,100,000
Legal Fees	Each party to bear their own costs
EPC Rating	E (114)

Location

The building is located on the north-west side of Elthorne Road, which is immediately off the Holloway Road (A1) and close to the junctions of Archway Road and Highgate Hill. The Nag’s Head Shopping Centre is within walking distance. The area is served by many multiple, local retailers and restaurants and bars. Transport facilities are good with Archway underground station (Northern Line) being within a short walk. Numerous bus routes also serve the area.

Description

Comprises a self-contained commercial building arranged on ground, first and second floors. The building is in a very poor state of repair and is in need of full refurbishment. The floors are currently partitioned into various private and general office areas each floor benefitting from excellent natural light. The building is ideal for an owner occupier or development, subject to planning.

Accommodation

All dimensions are approximate:

Name	sq ft	sq m	Availability
Ground - Ground Floor	2,308	214.42	Available
1st - First Floor	1,710	158.86	Available
2nd - Second Floor	1,710	158.86	Available
Total	5,728	532.14	

Lease

Our clients will also consider letting the building. Terms available upon request.

Freehold Price

£2,100,000 with full Vacant Possession upon Completion.

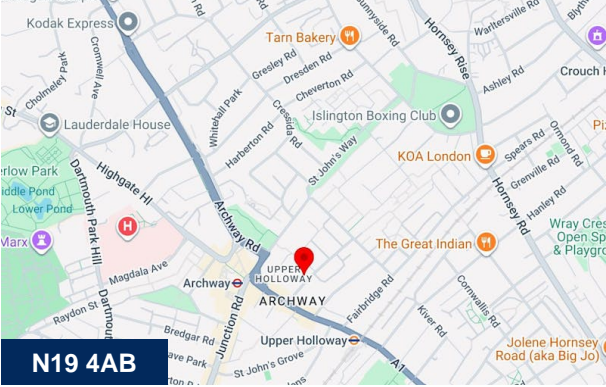
Title Number (LN193222)

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful Purchaser.

Viewing

Strictly by appointment through owner’s SOLE agents.



Viewing & Further Information



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