

UNIT C, 67 LAWRENCE ROAD

SEVEN SISTERS, N15 4EY

FOREST
REAL ESTATE

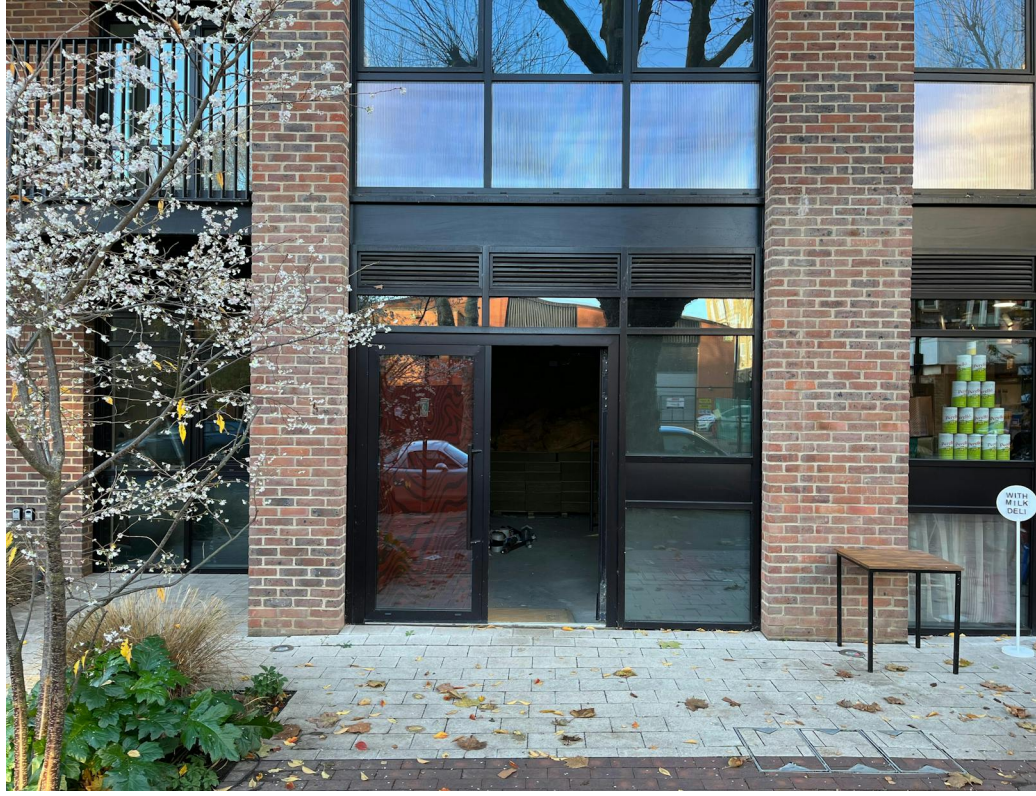
TO LET / FOR SALE

535 SQ FT

One vacant shell & core retail unit available for sale/to let.

Key Features

- Virtual Freehold (999 years) / will consider leasing
- Self contained with private entrances
- Offered in Shell & Core
- Use class E
- One new build commercial unit
- Ground floor lateral space
- 13ft floor to ceiling heights
- Walking distance of Seven Sisters Station





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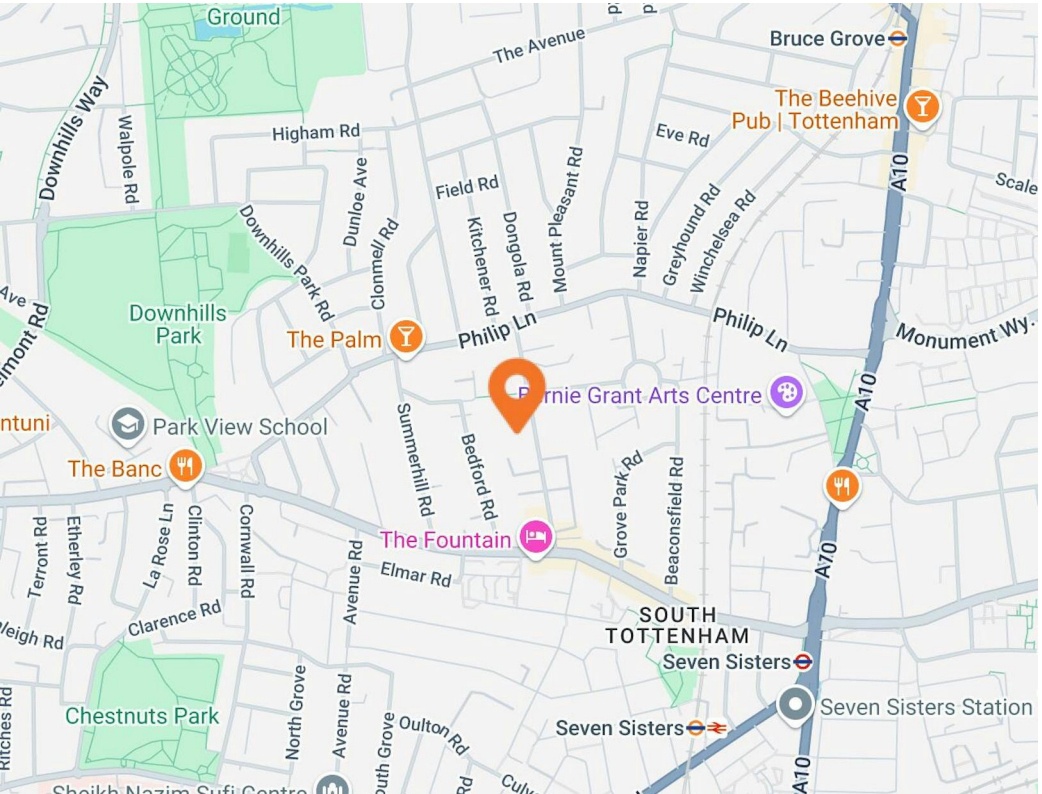

Description

This commercial space is situated within a larger mixed-use development that encompasses 71 apartments. It comprises six ground floor units with individual private entrances facing Lawrence Road, providing numerous benefits to prospective occupiers.

The unit boasts double glazed frontage, generous ceiling heights of 11.2 ft, and falls under Use Class E, enhancing its appeal and functionality.

This flexibility makes it well-suited for a diverse range of occupants, including personal trainers, retail establishments, offices, and medical facilities.

Location

The Vabel Lawrence is situated on Lawrence Road, a broad tree-lined avenue within the lively and culturally diverse neighbourhood of Seven Sisters.

Drawing inspiration from the historical industrial buildings that line this road, the new architecture of The Vabel Lawrence incorporates elements such as generous proportions, stepped brickwork, and black metal-framed windows.

The development combines the charm of a converted warehouse with the advantages of a contemporary new build.

The design of The Vabel Lawrence strikes a careful balance between architectural precision, impressive scale, and the solidity of traditional materials, as well as an inviting ambiance, exquisite details, and a warm interplay of textures and colours.

Seven Sisters is a vibrant neighbourhood teeming with life. From its bustling high street to its renowned indoor markets, craft breweries to lively restaurants, the area offers a thriving atmosphere. Despite being one of the capital's busiest and most dynamic areas, The Vabel Lawrence provides a tranquil oasis in the midst of it all.

The exterior design showcases stepped brickwork and black metal-framed windows that pay tribute to the neighbourhood’s industrial heritage.

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Price	Availability
Unit - C	535	49.70	£16,000 /annum	£200,000	Available

Lease	New Lease
Rent	£16,000 per annum
Price	£200,000
Rates	To be confirmed.
Service Charge	£1,128.85 per annum
VAT	Applicable
EPC	B

Contact

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