

TO LET Nursery Haringey

St Ann's Development
Haringey N15 3TH

Key information

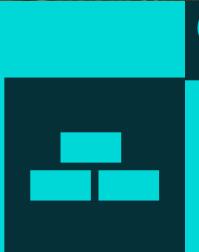
- Prominent location
- Part of a wider commercial and residential development.
- Size 4,130 sq ft GIA (approx.)
- Planning Use Class E, F1 & F2
- Quoting rent £150,000 per annum



Contact

Rian Dunne – 07780 209 737
rian.dunne@rapleys.com

Lewis Sinclair – 07908 227 966
lewis.sinclair@rapleys.com



Location

Mayfield House is situated within Haringey, a diverse and vibrant North London Borough. With a strong appeal to many young professionals and families, thanks to its blend of good transport links and ample green spaces.

The premises forms part of a new development, just off St Ann's Road, a main route linking Tottenham with the Green Lanes area. Good public transport links are nearby, including bus routes, Seven Sisters underground station and Harringay Green Lanes overground station.

Accommodation

Mayfield House will be a beautifully restored detached Victorian building that forms a key focal point for the masterplan.

The building includes demised outdoor space of c. 130 sqm and has internal accommodation over ground, first and second floors with the following approximate gross internal floor areas:

Floor	Sq m	Sq ft
Ground Floor	160.10	1,723
First Floor	168.2	1,811
Second Floor	55.4	596
Total	383.70	4,130

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Fit Out

The landlord is assuming a shell and core handover. However, they would explore either delivery or capital contribution towards a Cat A fitout, subject to terms offered by prospective tenants.

EPC

An EPC certificate is to be commissioned post completion of the works.

Masterplan

The property forms part of a major regeneration being marketed as North Gate Park. There is to be approximately 1000 homes across the master plan with homes up to 3+ beds.

The first phase of the development is due to complete in summer of 2027.

At the heart of the masterplan is a new 3-acre park, which is adjacent to Mayfield House, with mature trees and a playground. Other commercial uses to be delivered include a convenience store, workspace buildings, and café.

Planning

The premises falls within Class E, F1 & F2 of the Town & Country Planning (Use Classes) Order 2020 as approved of part of the wider planning application HYG/2022/1833.

Interested parties should carry out their own due diligence in this regard.

Rent

£150,000 per annum

Service Charge

There is an estimated service charge of £1 per sq ft.

Business Rates

The unit is not yet assessed. This will be evaluated upon completion.

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

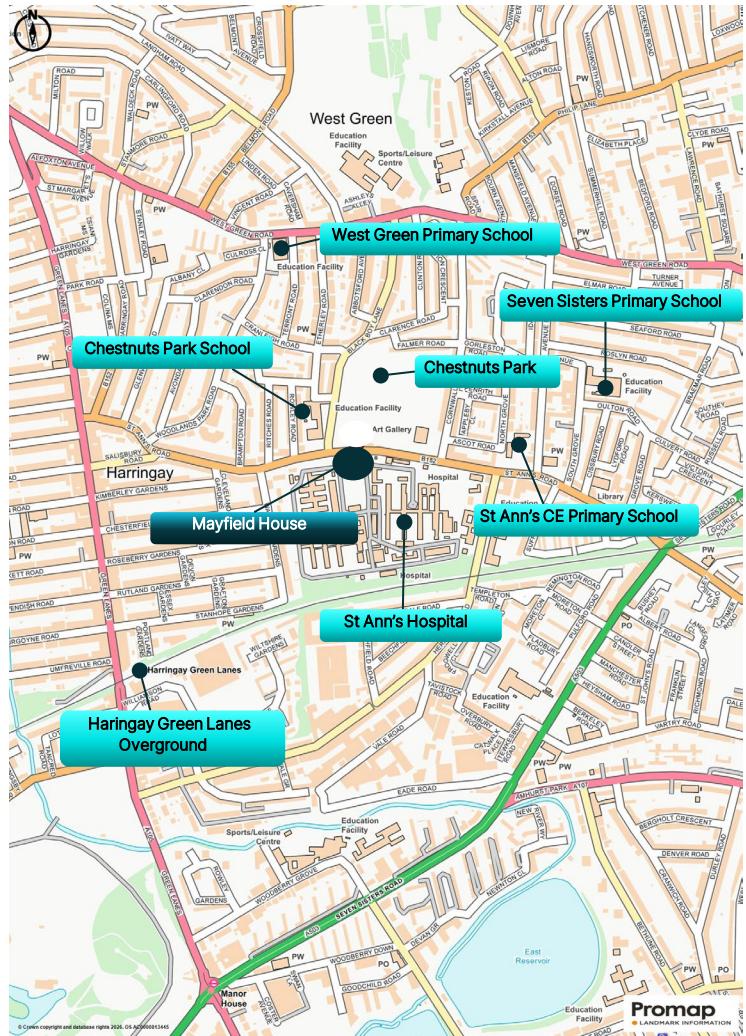
Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

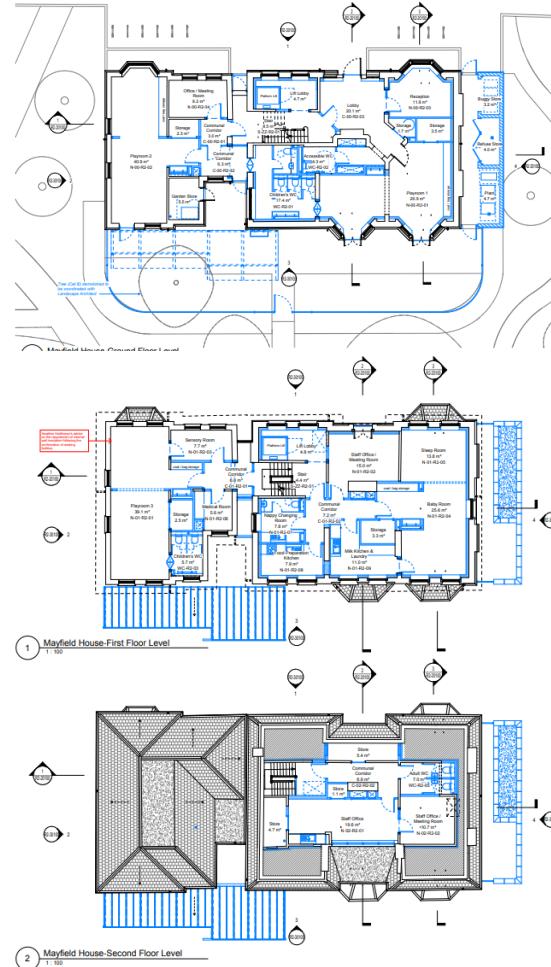
Viewing

Strictly via the sole letting agent only.

Location Plan



Floor Plans



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Rian Dunne
07780 209 737
rian.dunne@rapleys.com



Lewis Sinclair
07908 227 966
lewis.sinclair@rapleys.com



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0370 777 6292

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