



SUPPORTING PLANNING STATEMENT

Land to the East of Cross Lane, London, N8 7SA

November 2022

SUPPORTING PLANNING STATEMENT

In support of an application for the
**Change of Use of Commercial Units 2, 3 and 4 (Ground & First Floor Block A),
from Business & Offices/Dentist (Use Classes B1a/D1) to
Commercial, Business and Service (Use Class E)**

at

Land to the East of Cross Lane, London, N8 7SA

On behalf of

Cross Lane Ltd

ISSUE DATE / REVISION	COPY REVIEWED BY	DATE COPY HAS BEEN REVIEWED
Supporting Planning Statement (12 Oct 22)	BY/BN	13/10/2022

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1. Introduction

- 1.1. Bloomfields Chartered Town Planners has been commissioned by Cross Lane Ltd to prepare this Supporting Planning Statement to accompany a planning application for the change of use of Commercial Units 2, 3 and 4 (located at the ground and first floor of Block A) on land to the east of Cross Lane from Business/Offices (Use Class B1) & Dentist (Use Class D1) to Commercial, Business and Service (Use Class E).
- 1.2. Planning permission was granted at appeal (APP/Y5420/W/16/3165389) on the 30th of November 2017 for the erection of a part seven-storey, part five-storey development to create 69 residential dwellings and 1,009sqm of flexible business floorspace with associated landscaping, car parking and other infrastructure (Haringey Ref: HGY/2016/0086).
- 1.3. Condition 23 of appeal decision APP/Y5420/W/16/31645389 restricted the use of the commercial units approved to B1 use class uses only, with use for any other purposes requiring the submission of a planning application. On the 30th July 2020, planning permission for the variation of Condition 23 was granted (Haringey Ref: HGY/2020/0633) in order to allow an element of D1 use to be incorporated into the development within Commercial Unit 2 on the ground floor of Block A.
- 1.4. The original development that was granted planning permission in November 2017 has now been substantially completed with the first residential occupation of the development taking place in Summer 2020. All of the commercial units within the development have been constructed to shell and core, but despite extensive marketing, they are yet to be brought into use.
- 1.5. This application seeks the change of use of Commercial Units 2, 3 and 4 to remove the restrictions within Use Classes B1/D1 which will allow them to be more attractive to a wider variety of commercial uses, and more likely to be occupied for the first time since they were originally constructed in 2020, enabling them to make a positive contribution to the vitality and viability of the local economy.
- 1.6. No changes are proposed to the existing building fabric, external appearance, bin stores, cycle parking or basement car parking, which will remain as approved by the original November 2017 planning permission.

2. Application Site & Planning History

The Application Site and Surroundings

- 2.1. The application site is located on land to the east of Cross Lane, Hornsey, London. The overall site has an area of approximately 0.3 hectares. The western boundary of the site is formed by Cross Lane. At its northern end, the road is gated to allow only emergency vehicles onto New River Avenue. To the south, Cross Lane joins Hornsey High Street which provides vehicular access into Cross Lane.

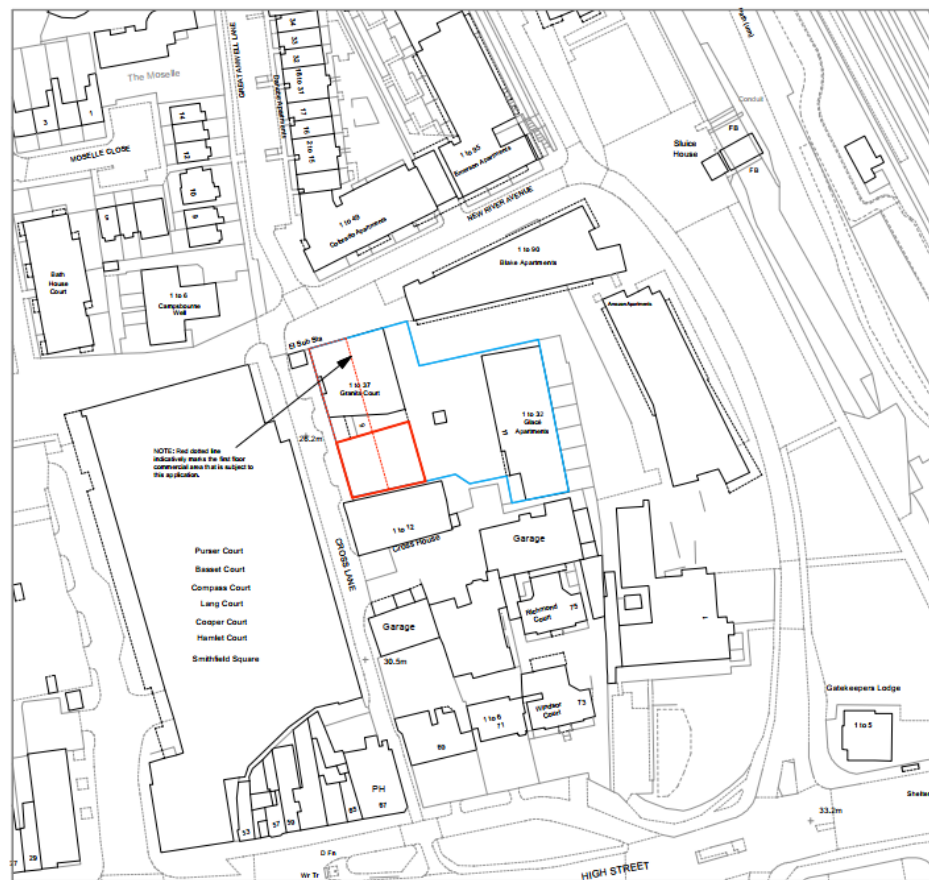


Figure 1 – Site Location Plan

- 2.2. To the north and east of the site is New River Village which consists of six and seven storey blocks of flats, built on part of the former Hornsey Water Works. Development of the former Hornsey Depot on the west side of Cross Lane opposite the application site (Smithfield Square) has taken place and consists of between three and eight storeys of residential accommodation and a large supermarket.

- 2.3. Buildings to the south of the site consist of Cross House, a two-storey brick building divided into sound studios. Between Cross House and the High Street are various motor vehicle repair buildings (Pool Motors, 7 Cross Lane) and a residential block, Richmond Court.
- 2.4. A planning application (HGY/2021/1909) is currently under consideration by the Council in relation to Cross House for the demolition of existing building and redevelopment to provide business (Class E(g((iii))) use on ground, first and second floors with residential (Class C3) on the upper floors within a building of six storeys plus basement.
- 2.5. Planning permission (HGY/2020/1724) was granted in June 2021 for the demolition of existing buildings at 7 Cross Lane and erection of two buildings of six and five storeys, comprising flexible commercial floorspace at ground floor level (Use Class A1, A2, B1(a-c), B8, D1 and D2) and housing.
- 2.6. The application site (land to the east of Cross Lane), Cross House and 7 Cross Lane all form part of site allocation SA47 in the Council's Site Allocations DPD which seeks the implementation of residential led mixed use (employment) development.
- 2.7. The site is outside of any conservation area, however the Hornsey Waterworks and Filter Beds Conservation Area borders the site to the north, east and south.
- 2.8. There are a wide range of uses in the vicinity of the site, which in addition to those reference above, include typical high street uses. Directly opposite the site is a large Sainsbury's supermarket. Hornsey High Street, to the south, continues to be a busy and popular high street offering a wide range of goods and services.
- 2.9. The application site is in a highly accessible PTAL 2/3 location, with the northern end of Cross Lane PTAL 5. The site is within 5 minutes' walk of bus stops on Hornsey High Street; 8 minutes' walk to Hornsey train station, providing frequent services into and out of Central London; and 15 minutes' walk from Turnpike Lane Underground Station on the Piccadilly Line.

Relevant Planning History

- 2.10. As already outlined, planning permission was granted (APP/Y5420/W/16/3165389) on the 30 November 2017 at appeal for the erection of part seven-storey, part five-storey development to create 69 residential dwellings and 1,009 sqm of flexible business

floorspace with associated landscaping, car parking and other infrastructure. Planning permission was initially refused by Haringey Council (HGY/2016/0086).

- 2.11. Application HGY/2020/0634 for a non-material amendment to change the description of the development so its reads *“Erection of a part seven-storey, part five-storey development (plus basement parking) to create 69 residential dwelling, 1,009sqm of flexible business B1a and D1 floorspace (including a maximum of 248sqm to be used for D1 Dentist Use only) with associated access, landscaping car parking and other infrastructure”* was granted on 7 April 2020.
- 2.12. Application HGY/2020/0633 for the variation of condition 23 (Restriction of Use Class) of Planning Permission HGY/2016/0086 (Appeal reference APP/Y5420/W/16/3165389) in order to allow for D1 Use (Dentist) was granted on 30 July 2020.
- 2.13. In addition to the above, a number of subsequent applications to discharge conditions and Section 96a (non-material amendment) application relating to APP/Y5420/W/16/3165389) have been approved.
- 2.14. A planning application (HGY/2022/2457) for the change of use of Commercial Unit 1, Ground Floor Block A from Business/Offices (Use Class B1) to a children’s nursery (Use Class E(f)) is currently being considered by Haringey Council and at the time of writing is awaiting determination.

3. Proposal

The Proposed Development

- 3.1. Planning permission is sought change of use of Commercial Units 2, 3 and 4 on the ground and first floor of Block A from business/offices (Use Class B1) and dentist (Use Class D1) to Commercial, Business and Service (Use Class E).



Figure 2 –Proposed Floor Plans

- 3.2. The existing elevations and external spaces, including amenity space, hard and soft landscaping and access/parking are proposed to remain unchanged and as approved and subsequently built out as part of the original development.

Class E Use

- 3.3. In support of this application, the applicant has obtained specialist advice from Strettons, the commercial property agents who have been jointly marketing the commercial units since June 2018. They have considered each of the various sub-categories of uses within Class E and the suitability of each for the Cross Lane site.
- 3.4. A copy of the letter (dated 17th August 2022) provided by Strettons is attached to this Planning Statement at **Appendix 1**. This advice has been provided because of the need to carefully consider the suitability of each of the sub-categories within Class E as a result of the nature of the development, which is residential led, mixed-use on a quiet street with relatively restricted access.
- 3.5. In summary, all of the uses are considered to be appropriate for Commercial Units 2, 3, and 4, albeit Class E(b) sale of food and drink for consumption (mostly) on the premises may only be suitable on the basis that such an occupier does not require any form of extraction or ventilation.

4. Planning Policy

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2. The Haringey development plan is currently made up of the Strategic Policies DPD, Development Management DPD, Site Allocations DPD and Tottenham Area Action Plan, alongside the London Plan 2021.
- 4.3. The Council is currently preparing a New Local Plan, and a First Steps Engagement consultation took place between November 2020 and March 2021. A Draft Local Plan is expected to be published for consultation during 2022 (originally Summer 2022).
- 4.4. Several other planning policies are material to the proposed development including those within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), as well as local and regional supplementary planning documents.

Haringey Strategic Policies DPD 2013

- 4.5. **Policy SP8** recognises that some activities and uses which fall outside of the B Use Class nevertheless provide a source of employment and contribute to the local economy. Additionally, the need for an increase in the provision of good quality, flexible work space, particularly for small businesses is supported by the policy.
- 4.6. **Policy SP11** relates to design and states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

Haringey Development Management DPD 2017

- 4.7. **Policy DM1** seeks to deliver high quality design and states all new development and changes of use must achieve a high standard of design and contribution to the distinctive character and amenity of the local area.
- 4.8. **Policy DM38** states that the Council will support proposals for mixed-use employment-led development within a Local Employment Area – Regeneration Area where there is necessary to facilitate the renewal and regeneration of existing employment land

floorspace. There are also a number of other criteria which proposals must seek to address:

- a) Maximise the amount of employment floorspace to be provided within the mixed-used scheme;
- b) Provide demonstrable improvements in the site's suitability for continued employment and business use, having regard to:
 - i. The quality, type and number of jobs provided, including an increase in employment densities where appropriate;
 - ii. Flexibility of design to enable adaptability to different business uses over the lifetime of the development; and
 - iii. Environmental quality of the site.
- c) Make provision for an element of affordable workspace where viable;
- d) Ensure an appropriate standard of amenity for the development's users and neighbours, particularly where new residential floorspace is introduced as part of a mixed-use scheme;
- e) Not conflict with or inhibit the continued employment function of the site and nearby employment sites; and
- f) Be designed to enable connection to ultra-fast broadband.

4.9. **Policy DM40** seeks to maximise the use of employment land and floor space to ensure that Haringey has a sustainable and thriving economy. Specifically, this policy refers to non-designated employment land and floor space, i.e. land which is not within a Local Employment Area or Locally Significant Industrial Sites.

4.10. **Policy DM49** relates to managing the provision and quality of community infrastructure and criteria e) specifies that proposals for new and extended social and community facilities and the sharing of facilities will be supported by the Council provided they:

- a) Are accessible by public transport, walking and cycling, preferably in town centres, Growth Areas or Areas of Change;

- b) Are located within the community that they are intended to serve;
- c) Provide flexibility, multifunctional and adaptable space, where practicable;
- d) Do not have significant adverse impact on road safety or traffic generation; and
- e) Protect the amenity of residential properties.

Haringey Site Allocations DPD 2017

- 4.11. **Policy SA47** relates to the allocation of the site as part of a large site at Cross Lane for the redevelopment of the industrial estate for employment led mixed use development with residential.
- 4.12. The allocation specifies that the site is considered appropriate for new development which delivers new affordable employment use, with cross subsidisation from residential use. The policy wording goes on to outline that the site will be given a Local Employment Area: Regeneration Area status to reflect the mix of uses that already existing on it.

The London Plan – March 2021

- 4.13. **Policy GG5** outlines that to conserve and enhance London's global economic competitiveness and ensure economic success is shared amongst all Londoners, planning and development must (amongst other criteria) plan for sufficient employment and industrial space in the right locations to support economic development and regeneration.
- 4.14. **Policy E1** outlines that the redevelopment, intensification and change of use of surplus office space to other uses is supported subject to consideration of the need for a range of suitable workspace including lower cost and affordable workspace; and the scope for the re-use of otherwise surplus large office spaces for smaller office units being explored.
- 4.15. **Policy T1** states that all development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes.
- 4.16. **Policy T5** states that development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. This will be achieved by securing the provision of appropriate levels of cycle parking to be provided in accordance with minimum standards and be fit for purpose, secure and well-located.

- 4.17. **Policy T6** outlines that car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity and that car free development should be the starting point for all development proposals in places that are well-connected by public transport. Maximum parking standards shall be applied to development proposals and appropriate disabled persons parking be provided. A requirement for electric vehicle charging points is also established where car parking is provided in new developments.

National Planning Policy Framework (NPPF) – February 2019

- 4.18. The NPPF requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. **Paragraph 2** advises that the NPPF is a material consideration in planning decisions.
- 4.19. **Paragraph 7** outlines that the purpose of the planning system is to contribute to the achievement of sustainable development, the objective of which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.20. **Paragraph 8** advises that achieving sustainable development means that the planning system has three, interdependent overarching objectives including economic, social and environmental objectives which need to be pursued in mutually supportive ways.
- 4.21. **Paragraph 10** outlines that in order to ensure that sustainable development is pursued in a positive way that at the heart of the NPPF is a presumption in favour of sustainable development.
- 4.22. **Paragraph 11** confirms that this presumption in favour should be applied as follows:

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 4.23. **Paragraph 38** provides guidance in relation to ‘decision-making’ and outlines that local planning authorities should approach decisions on proposed development in a positive and creative way and should also look to work pro-actively with applicants and seek to approve applications for sustainable development where possible.
- 4.24. **Paragraph 81** requires planning policies and decisions to help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development.
- 4.25. **Paragraph 82** requires planning policies to be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.
- 4.26. **Paragraph 92** sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction; are safe and accessible; and enable and support healthy lifestyles.
- 4.27. **Paragraph 93** outlines that planning decisions should plan positively for the provision of community facilities to enhance the sustainability of communities and residential environments and ensure an integrated approach to the location of community facilities and services.
- 4.28. **Paragraph 104** requires transport issues to be considered from the earliest stages of development proposals so that the potential impacts of development on transport networks can be addressed.
- 4.29. **Paragraph 105** states that the planning system should actively manage patterns of growth in support of the objectives of paragraph 104. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

- 4.30. **Paragraphs 105 and 106** refer to car parking and advising that maximum parking standards for residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network or for optimising the density of development in city and town centres and other locations well served by public transport.

5. Analysis

Introduction

- 5.1. Appeal decision APP/Y5420/W/16/3165389 (HGY/2016/0086) granted planning permission for 1,009sqm of flexible business floor space (B1a). Condition 23 of that planning permission included a condition that restricted the use of the commercial units to occupation for B1 use class uses only, and that use for any other purpose required approval through the submission of a planning application.
- 5.2. In July 2020 planning permission was granted to vary Condition 23 (HGY/2020/0633) in order to allow an element of D1 use to be incorporated into the development within Commercial Unit 2 on the ground floor of Block A. This was to allow a dental practice to operate from the premises, however at the time of writing this use has not commenced. At present, and since the construction of the units in Summer 2020, all commercial floorspace within the development remains vacant.
- 5.3. Since marketing of the premises commenced in June 2018, well in advance of their completion in Summer 2020, the applicant has instructed property agents to find suitable commercial occupiers within the currently consented B1 use class at an appropriate market level, taking account current market conditions in terms of location, size and specification. The units have been marketed both for long leasehold purchase, as well as for rental purposes.
- 5.4. To date, the only offer on any of the commercial floorspace has related to Commercial Unit 1, Block A, for a children's nursery, albeit they cannot operate under the restrictions of the current B1 or D1 restrictions and a separate application is currently under consideration by Haringey Council (HGY/2022/2457) in respect of the change of use of Unit 1 to a Class E(f) children's nursery.
- 5.5. This application seeks planning permission to change the use of the ground and first floor Units 2, 3 and 4 within Block A from Business/Offices (Use Class B1) & Dentist (Use Class D1) to Commercial, Business and Service (Use Class E).

Justification for the Change of Use

- 5.6. As outlined in the planning policy section of this statement, there are a number of policies applicable to this development. National planning policies contained within the NPPF (Paragraphs 81 and 82) require that planning decisions should ensure that significant weight is placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development. Further, policies should be flexible in order to ensure a rapid response in changes to economic circumstances.
- 5.7. At a regional level, London Plan 2021 Policy E1 relates to offices and outlines that their change of use to other uses, including housing, is supported subject to consideration of lower cost and affordable workspace, and scope for re-use of surplus large office spaces for smaller units being explored. Policy E7 outlines that mixed-use or residential development proposals on Non-Designated Industrial Sites will be supported where allocated in an adopted Local DPD for residential or mixed-use development.
- 5.8. Paragraph 6.1.5 of the London Plan states that it is important to ensure that there is sufficient space to support the growth of new start-up companies and accommodated SMEs including lower-cost and affordable business space. Paragraph 6.2.1 requires the provision of a sufficient supply of business space of different types, uses and sizes for SMEs and businesses wishing to start up or expand. Paragraph 6.2.7 outlines that if business space is demonstrated to be obsolete or surplus to requirements, it should be redeveloped for housing and other uses.
- 5.9. At the local level the site forms part of the larger Cross Lane site, identified by Policy SA47 of the Site Allocations DPD (2017) as being allocated for the redevelopment of the former Cross Lane industrial estate for employment led, mixed-use development with residential. The policy also confirms that the site will have a Local Employment Area: Regeneration Area status.
- 5.10. Policy SP8 of the Strategic Policies DPD (2013) recognises that some activities that fall outside of traditional B Use Classes nevertheless provide a source of employment and contribute to the local economy, as well as noting the need for an increase of good quality flexible work space for small businesses.

- 5.11. Relevant Development Management DPD 2017 policies (particularly DM38) support mixed-use, employment-led development within Local Employment Area: Regeneration Areas but recognise that development needs to be designed to be adaptable to different business uses over the lifetime of the development.
- 5.12. This approach builds on the conclusions within the Strategic Policies DPD that recognises that Local Employment Areas will be treated flexibly and that consideration will be given to uses not included within the B use class which provides a source of employment and contribute to the local economy.
- 5.13. This approach to the provision of flexibility to new employment development is consistent with the requirements within the NPPF for planning policies to be flexible to respond to rapid changes in economic circumstance and for planning decisions to support economic growth and productivity. Granting planning permission for the change of use for these commercial units to a wider Class E use would accord with this, providing the necessary flexibility to respond market circumstances.
- 5.14. It is also important to note that in September 2020, The Town and Country Planning (Use Classes) Order 1987 was amended and updated, introducing the new Class E (Commercial, Business and Service). Both of the approved uses (Business/Offices and Dentist) referenced by the restrictive conditions imposed on the use of the commercial units at Cross Lane, now fall within Class E.
- 5.15. Were it not for the restrictive conditions, the units would be able to freely operate on an interchangeable basis within Class E without the need for planning permission. Allowing the change of use would ensure that the use of the commercial units become consistent with these most recent legislative changes, noting that neither Class B1 or D1 any longer exist.
- 5.16. The fact that the legislative changes have seen fit to incorporate a wide variety of uses within Class E mean that there should be a general presumption in favour of all uses within Class E as constituting employment generating uses, which on the basis they can be changed without the need for planning permission (within Class E), leads to a general presumption that they all have similar impacts to each other in respect of character, appearance and the general amenity of an area.

- 5.17. In this case, the original planning permission APP/Y5420/W/16/3165389 was obtained by a previous landowner. Since Cross Lane Ltd acquired the site, an extensive marketing exercise has been ongoing which has only ever seen the commercial units being directly marketed for B1 purposes.
- 5.18. In this time, there has been no interest in Commercial Unit 1, Block A for such purposes. In fact, the only firm interest for any commercial floorspace within the development, prior to the children's nursery at Unit 1, was for a dental practice in Commercial Unit 2, which subsequently has never come to fruition and all units currently remain empty.
- 5.19. It is also important to recognise that the original planning permission was obtained by a party who no longer has an interest in the site and who, at the time of the planning permission had not specified any end-user for the commercial floorspace within the development.
- 5.20. Consequently, Cross Lane Ltd are the first party to actually market test the commercial units since planning permission was granted. Therefore, whilst exhausting the marketing for B1 purposes, they now need to obtain an alternative use for the Commercial Units 2, 3 and 4, with wider Class E use considered to be the most consistent with the Council's objectives to provide an employment generating use.
- 5.21. A **Marketing Summary Report**, prepared by Strettons (October 2022) is attached at **Appendix 2**. This report sets out in detail the full marketing efforts that have been undertaken to date and provides a detailed account of parties who have viewed the premises. The marketing exercise has highlighted a number of issues with the commercial units which make the change of use to Class E even more important, these can be summarised as below.
- The unpopular ceiling height to the first floor is a significant concern for incoming occupiers;
 - The lack of retail and leisure amenity space in the area is having a serious impact on the attractiveness of the scheme and is hampering Hornsey/Haringey as being a serious competitor to the City Fringe and wider east and north London areas from the creative, tech and media sectors.

- There is sustained concern as to the attractiveness for recruitment and staff work/life balance to the degree that many firms have ruled out the property and wider areas a legitimate district to relocate to;
 - The commercial units have also been identified as being in a non-prominent position, with no active frontage. The commercial units are located on a back street facing onto the rear of a supermarket with a large immovable substation impacting the presence and frontage impact of the building;
 - There is a range of neighbouring schemes in the vicinity that are developed or in the process of being developed that are in enviable locations that are better suited to cater for the requirements in the market for traditional B1 space;
 - Strettons professional opinion is that the site will benefit from clarification that the commercial floorspace can operate without restriction within Use Class E.
- 5.22. Whilst it is accepted that the objectives of the site allocation (SA47) were to provide employment-led, mixed-use development (traditionally B use class uses), the commercial reality is that interest in these units has only been from uses falling outside of this. It is of course pertinent to note that what were B1 use classes at the time the planning permission was granted, so uses falling within Use Class E now fall within Use Class E would have typically been able to operate from the premises under the provisions of the amended Use Classes Order 1987, were it not for the occupancy restrictions of Condition 23.
- 5.23. As outlined by Strettons, development of the site commenced with the clear intention of delivering both the traditional co-working/flexible office accommodation. The outbreak of Covid-19 in March 2020 has clearly altered the economic circumstances and commercial operators are rethinking their occupational requirements in terms of both size and location.
- 5.24. Notwithstanding the effects of the Covid-19 pandemic, the applicant has committed to a full and detailed marketing campaign, which has been ongoing since June 2018 and which has ultimately yielded no viable interest in any of the commercial units for their approved use, with the only interest for D1 dental purposes, and for a Day Nursery in Commercial Unit 1.

- 5.25. The proposals to allow the remaining Commercial Units 2, 3 and 4 to be occupied within wider Class E would make them significantly more attractive to the commercial property market and would provide significant and demonstrable economic benefit by bringing vacant commercial floorspace into active use (for the first time since its completion in Summer 2020), helping to contribute positively to the vitality and viability of the area by increasing the chances of introducing and maintaining an active commercial frontage to the mixed-use redevelopment of this site at Cross Lane.

Design, Character and Appearance & Living Conditions

- 5.26. Policy SP11 of the Strategic Policies DPD requires that new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- 5.27. Policy DM1 of the Development Management Policies DPD seeks to deliver high quality design and states all new development and changes of use must achieve a high standard of design and contribution to the distinctive character and amenity of the local area.
- 5.28. Policy D4 of the London Plan 2021 requires development proposals to demonstrate how the design requirements of the Plan are met. Policy D5 requires development to achieve the highest standards of accessible and inclusive design and, amongst other things, provide high quality people focused spaces.
- 5.29. Paragraphs 117, 123 and 124 of the NPPF place emphasis on good design being a key aspect of sustainable development that creates better places in which to live and work. Developments must add to the overall quality of an area and be visually attractive as a result of good architecture, layout and landscaping. The paragraphs also emphasise the need for a good standard of amenity for existing and future residents.
- 5.30. Paragraph 180 of the NPPF requires planning decisions to ensure that new development is appropriate for its location taking into account the likely effects of pollution, including noise impact, on health and living conditions.
- 5.31. The proposed change of use will not result in any changes to the design and overall appearance of the development. Externally the building will remain unchanged. The entrances into the building and all other fenestration/openings will remain as existing.

Refuse storage would be in the same location as existing within the approved commercial bin store at ground floor.

- 5.32. In returning to the Strettons letter dated 17th August 2022 (**Appendix 1**) we have sought to consider the compatibility of the various uses within Class E and how they can be accommodated within the commercial units without adverse impact upon the character, appearance, amenity and living conditions of the Cross Lane redevelopment and the wider area.

Class E(a) – Display or retail sale of goods, other than hot food

- 5.33. At present there is no active frontage on Cross Lane to encourage a good level of footfall for retail purposes and the site does not have the facilities for customer car parking. There are however considered to be a number of destination-led retail or niche showroom operators who could potentially operate without the need for active frontage or customer car parking requirements.
- 5.34. The site is in highly sustainable location and small retail uses will also be able to likely generate customers from the local resident population to support them. These customers would potentially live locally and therefore have no requirement to drive to the site.

Class E(b) – Sale of food and drink for consumption (mostly) on the premises

- 5.35. This use would potentially be compatible with the residential flats above the commercial units, provided that any occupier would not require any extraction or ventilation. Such a requirement could easily be controlled by the Local Planning Authority through the imposition of a suitable planning condition.
- 5.36. Strettons note that whilst there would be unlikely to be suitable footfall and visibility for food and beverage operators to feasibly operate, this use should not be precluded as a café or similar operator who does not cook on site or require extraction could have potential.

Class E(c)(i) – Financial Services, E(c)(ii) – Professional services (other than health or medical services), or E(c)(iii) – Other appropriate services in a commercial, business or service locality

- 5.37. These uses are similar to the to the currently approved B1 Business/Office use for the

commercial units and it is suggested that financial and professional services would operate in a similar fashion to an office use and be suitable and compatible with the nearby residential use.

Class E(d) – Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink)

- 5.38. Strettons note that there is again no designated parking for the commercial units and that there could be potential noise and disturbance to residential units from any ventilation/extraction, as well as operating hours. Notwithstanding this, it is considered that a gym operator or similar could successfully and peacefully operate from the units, requiring a pragmatic view (i.e. a yoga studio as opposed to a large 24-hour gym chain).
- 5.39. If required, the Council could impose suitable planning conditions relating to reasonable operating hours for the Class E use of the commercial units and could also require details of any ventilation or extraction systems if any future operators had any such requirements in the future. In this respect it would be able to be ensured that such a use would be compatible with neighbouring properties.
- 5.40. ***Class E(e) – Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)***
- 5.41. Planning permission has already previously been granted for one of the commercial units to operate as a dental practice. It is considered that medical and health services could operate from the ground and first floor of the premises and be compatible with surrounding residential uses.

Class E(f) – Creche, day nursery or day centre (not including a residential use)

- 5.42. A separate planning application is currently under consideration in respect of the use of Commercial Unit 1 for this specific purpose due to genuine interest in the unit from a children's nursery operator. It is our opinion that such an operator can successfully occupy the premises and be compatible with surrounding uses.

Class E(g) Uses which can be carried out in a residential area without detriment to its amenity: (i) Offices to carry out any operational or administrative functions; (ii) Research and development of products or processes; (iii) Industrial processes

- 5.43. These uses are essentially the same as the B1 Business/Office use that has already been approved for the commercial units at the time the original planning permission was granted. This chance of use application should not preclude these from the premises, on the basis that they were originally deemed to be suitable and compatible with residential use and opportunities to attract a traditional “Business/Office” Class B1 employment use would continue as part of the future marketing exercises.
- 5.44. The attractiveness of the units for such a use would likely require overcoming any issue with parking or loading requirements from industrial occupiers, but these issues would need to be carefully considered by any operator themselves in making a commercial decision whether to occupy the units or otherwise.
- 5.45. Overall it is considered that the wide range of Class E uses could successfully operate from the commercial units without compromising the design of the originally approved scheme and without harm to the character and appearance of the area.
- 5.46. It is considered that the nursery use would be able to be accommodated on the site without compromising the design of the originally approved scheme and without harm to the character and appearance of the area.

Transport, Access and Parking

- 5.47. Policy T1 of the London Plan 2021 requires new development to make effective use of land, reflecting its connectivity and accessibility. Policy T4 requires transport assessments/statements should be submitted with development proposals as appropriate.
- 5.48. Policy T5 of the London Plan 2021 requires appropriate levels of cycle parking to be provided in accordance with minimum standards. Policies T6.1 and T6.2 require that car parking should be restricted, and that car free development should be the starting point for all development proposals in places well-connected by public transport. Maximum car parking standards should be applied to residential and office developments. Appropriate disabled parking and electric vehicle charging points should be provided.
- 5.49. This commercial floorspace is currently car free, as approved at the time the original development was granted planning permission, and this would remain unchanged. The site is within a PTAL rating of 3, indicating good connectivity to public transport, encouraging staff and customers to rely on walking, cycling and public transport use.

- 5.50. There are on-street parking restrictions on Cross Lane, which will be enforced by the Local Authority if necessary. These will naturally discourage staff and customers from arriving by car. If required there is parking within the Sainsbury's car park opposite the site which has the potential to encourage linked trips if required.
- 5.51. Any deliveries to/from the commercial units would be catered for in the same manner as deliveries would have been as part of the originally approved planning permission and if the commercial units had yet been occupied. These would take place via Cross Lane which has sufficient width to allow vehicles to turn and exit in forward gear at the front of the site.
- 5.52. All of the commercial units currently benefit from refuse storage within the ground floor of the building, and this arrangement would remain unchanged, and as approved by the original planning permission for development at the site.

6. Conclusions

- 6.1. This application seeks planning permission for the change of use of the Commercial Units 2, 3 and 4 on the ground and first floor of Block A on land to the east of Cross Lane from business/offices (Use Class B1) and dentist (Use Class D1) to Commercial, Business and Service (Use Class E).
- 6.2. Since marketing of the premises commenced in June 2018, the applicant has been seeking an end-user for the commercial floorspace at Cross Lane. The only credible interest in that period has been from a dental practice, which ultimately failed to come to fruition, and a children's nursery. At present there is no realistic prospect of this commercial units being occupied for traditional B1 business purposes.
- 6.3. In widening the use of the currently vacant commercial units to allow them to be marketed and occupied within wider Class E, this will increase the likelihood of them being brought into use, to the benefit of the local economy. Such an approach would be consistent with the thrust of local and national planning policies to provide necessary flexibility to respond positively to market circumstances.
- 6.4. The proposed development would not result in any harm to the character and appearance of the area, nor there be any unacceptable impact upon the amenity of neighbouring residents from wider Class E use.
- 6.5. The site is in a highly sustainable location in a PTAL 3 area, whereby there is good accessibility to public transport services. Staff and customers of the premises would not be reliant on private cars to access the site and would be able to rely on existing walking, cycling and public transport. There would be no unacceptable impact upon highway safety as a result of the development.
- 6.6. In light of the above it is considered that the development complies with relevant local, regional and national planning policies and it is therefore respectfully suggested that planning permission be granted accordingly.

APPENDIX 1

Strettons Letter dated 17th August 2022

Bloomfields Chartered Town Planners
Hillhurst Farm
Stone Street
Westenhanfer
Hythe
Kent
CT21 4HU

17th August 2022

Sent by email only to:

ben.young@bloomfieldsltd.oc.uk

(CC: Barry Neiman barry@neimanassociates.co.uk)

Dear Ben, Barry,

RE: GRANITA COURT, 9 CROSS LANE, HORNSEY, LONDON, N8 7GD

Further to our ongoing email exchange and subsequent call to discuss the outcome of your recent meeting with the Haringey Council planning authority in relation to the non-material amendment to the permitted use class of units 1-4 Granita Court, 9 Cross Lane, Hornsey, London, N8 7G, I set out my views on the appropriate uses that should be permitted at the property.

Owing to the property's situation and the make up of the building being of residential led mixed-use on a quiet street with restricted loading access, the property's potential use classes do require careful consideration. With this in mind, I set out below my views on the feasibility of each use class at the property on merit:

1. *E(a) Display or retail sale of goods, other than hot food*

1. There is no active frontage on Cross Lane to attract a good level of footfall for retail purposes and the site does not have potential or the facilities to offer any customer car parking. That being said, there are a number of destination-led retail or niche showroom operators who could potentially operate within the need for active frontage or customer car parking requirements. I would therefore recommend that this use class is permitted to futureproof the building.

2. *E(b) Sale of food and drink for consumption (mostly) on the premises*

1. There is potential for issues to arise in the compatibility of this use class with the residential flats above the subject units, namely in the form of complaints relating to noise and disturbance from ventilation and extraction. Furthermore, it is unlikely that there would be suitable footfall and visibility for food and beverage operators to feasibly operate. That said, a café or similar operator who does not cook on site or require extraction could have potential. I would therefore recommend that this use class is not permitted, unless there is demonstratable evidence that such an occupier does not require any extraction of ventilation.

3. *E(c) Provision of:*

E(c)(i) Financial services,

E(c)(ii) Professional services (other than health or medical services), or

E(c)(iii) Other appropriate services in a commercial, business or service locality

I do not envisage any issue with these use classes operating from the unit. I would therefore recommend that these uses are permitted.

4. *E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)*

Although the lack of customer parking and the potential noise and disturbance to the residential units due to ventilation and unit operating hours of such an operator could be an issue, I do think a gym operator or similar could successfully and peacefully operate out of these units. This would require a pragmatic view being taken, i.e. a yoga studio as oppose to a large noisy 24hr gym chain. I would therefore recommend this use class is permitted.

5. *E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)*

I do not envisage any issue with these use classes operating from the unit. I would therefore recommend that this use is permitted.

6. *E(f) Creche, day nursery or day centre (not including a residential use)*

I do not envisage any issue with these use classes operating from the unit. I would therefore recommend that this use is permitted.

7. *E(g) Uses which can be carried out in a residential area without detriment to its amenity:*

E(g)(i) Offices to carry out any operational or administrative functions,

E(g)(ii) Research and development of products or processes

E(g)(iii) Industrial processes

I do not envisage any issue with these use classes operating from the unit, save for alleviating any issue with parking or loading requirements from industrial occupiers. Such issues would be carefully considered by any operator themselves, as these requirements are commercially critical. I would therefore recommend that this use is permitted.

I trust the above is satisfactory. Please do get in touch should you require any further clarity or expansion.

Yours sincerely,



JOE TALLIS-CHISNALL

E: joe.tallischnall@strettons.co.uk

T: 020 7614 0903

APPENDIX 2

Strettons Marketing Summary Report October 2022



MARKETING SUMMARY REPORT

RELATING TO

UNITS 1 - 4, GRANITA COURT, 9 CROSS LANE, LONDON, N8 7GB

PREPARED BY

Jon Cuthbert MSc
Strettons
1-3 Sun Street
London
EC2A 2EP

October 2022

SUMMARY MARKETING REPORT

UNITS 1 – 4, GRANITA COURT, 9 CROSS LANE, LONDON, N8 7GB

Ben Young
Bloomfields Ltd Hillhurst Farm Stone Street
Westenhanger
Hythe Kent
CT21 4HU

28th October 2022

Sent by email only: ben.young@bloomfieldsltd.co.uk

Units 1 – 4, Granita Court, 9 Cross Lane, London N8 7GB: Marketing summary report

On the instruction of Ben Young of Bloomfields Ltd (acting on behalf of Cross Lane Ltd), this report has been prepared by Jon Cuthbert of Strettons to provide a summary of the marketing for units 1 – 4, Granita Court, 9 Cross Lane, London, N8 7GB in support of an application to bring the consented B1/D1 use up to date with recent legislative changes, by virtue of which they now fall within Class E.

This report has been prepared with redactions with regards to the names and contact details of individual parties and organisations that have been in contact with Strettons during the marketing process. This has been done to protect their privacy and identity in accordance with GDPR regulations.

1.00 INTRODUCTION & BACKGROUND

1.01 I have been instructed to provide a marketing summary report in respect of Units 1 – 4, Granita Court, 9 Cross Lane, London, N8 7GB.

1.02 This report has been commissioned to accompany the submission of a non-material amendment application proposed by Cross Lane Ltd and their planning consultants Bloomfields Ltd.

1.03 This report will provide a summary of the following:

- A detailed description of the existing premises, the specification, and the quoting rental price;
- A detailed description of the marketing campaign since instruction;
- A detailed description of the viewings and commentary on the outcome;
- A summary of existing comparable buildings currently available, under construction, and in the pipeline.

1.04 For the preparation of this report the commercial property market supply analysis and part of the associated commentary, data has been sourced from *CoStar*, and *Molior London*, and as such Strettons cannot guarantee full accuracy.

2.00 BACKGROUND AND EXPERIENCE

2.01 I am a commercial office and investment agent of Strettons, with 15 years' experience of commercial property in the City Fringes and inner east London. I am based at Strettons' City Fringe office in south Shoreditch, from where I undertake a diverse range of professional, valuation and commercial agency related work across all the inner London Boroughs - including London Borough of Haringay, Tower Hamlets and Hackney.

2.02 Strettons is the largest independent firm of commercial, retail and industrial agents in north and east London and the City Fringes. We also run a nationwide property auction house. I am responsible for overseeing the office agency department of our City Fringe office.

2.03 My agency involvement covers office, retail and development transactions and work for retaining occupier clients. A significant portion of my work relates to office leasing work, with Strettons handling a variety of office instructions right across the City Fringe and inner north and east London.

2.04 We advise both local property owners, as well as larger development and property investor clients on a wide range of office advisory work and marketing strategy including leasing of existing stock, advice on refurbishment options, as well as design and pre-letting of new build instructions. As a firm, we also act on behalf of several London Boroughs on agency, valuation, and lease advisory work.

2.05 Over the years, Strettons has been involved with the marketing of hundreds of office instructions across north and east London and we have excellent coverage in the marketplace. We are probably one of the most active firms of commercial agents in Haringay and the wider inner north fringe, with some of the most extensive hands-on experience of the local office market. Recently Strettons has been awarded the CoStar 2021 award for being the #1 most active office disposal agent by volume of transactions and #2 by total sq. ft disposed within east London and the eastern fringe, and north London and the northern fringe.

3.00 OVERVIEW

3.01 Granita Court is situated within the London Borough of Haringey.

3.02 Commercial property agent *Strettons* and joint agents *Dominion* were appointed by the freeholder *Cross Lane Ltd* to undertake the marketing of units 1 – 4, Granita Court, 9 Cross Lane, London, N8 7GB to find suitable commercial occupiers within the currently consented B1(a) use class at an appropriate market level taking account current market conditions in terms of its location, size, and specification.

3.03 The units were marketed as available for long leasehold purchase, with unit 4 available by way of long leasehold purchase and to rent, in accordance with the s.106 Affordable Workspace agreement. While *Strettons* instructions were to sell on the basis on a long leasehold purchase, *Strettons* continually considered both the option to source a tenant and dispose of the headlease to an investor as well as the more conventional long leasehold disposal direct to end occupier.

3.04 In the local market, demand for creative office premises remains fairly good (Covid aside) with current interest in the area being shown by a number of creative, media, and tech operators looking to upsize from more expensive locations in more central 'Tech Belt' locations in proximity to the 'Silicon Roundabout' in the City Fringe, where there has been a rapid rate of rental growth.

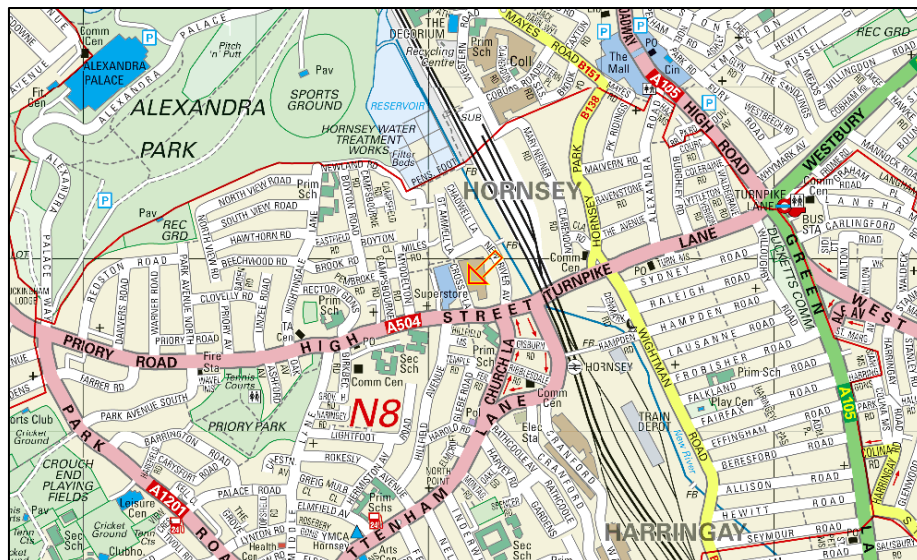
3.05 Within the Hornsey and wider Haringay area, the majority of office requirements are centred on the established ex-industrial land in new build mixed-use schemes such as Smithfield Square, New River Village, Altitude Works, and Studios Holloway to name but a few.

3.06 At the time of writing this report, unit 1 is presently *under offer* for a long leasehold sale disposal to a local commercial operator however under the restrictions of the current planning permission, they do not fall within either Use Class B1 or D1 and therefore the sale cannot be completed unless the B1 restrictions are remove and it is confirmed that the units can operate under a Class E use (which includes previous Use Classes B1 and D1) All other remaining units (units 2 – 4) remain available at the time of writing and are being actively marketed by joint agents *Strettons* and *Dominion*.

4.00 LOCATION AND AREA BACKGROUND

4.01 Units 1 – 4 Granita Court lie on the east side of Cross Lane in Hornsey, a quiet side street at the corner of New River Avenue/Great Anwell Lane and is up the road from Hornsey High Street (A504), forming part of the Granita Court development that forms the entire top section of the east side of Cross Lane.

4.02 Granita Court is situated c.0.4 miles/7-min walk from Hornsey National Rail station (two stops from Finsbury Park station and 7 stops to Moorgate on the Great Northern line) and 0.7 miles/10-min walk from Turnpike Lane Underground station (Piccadilly Line), and is served by numerous local bus routes.

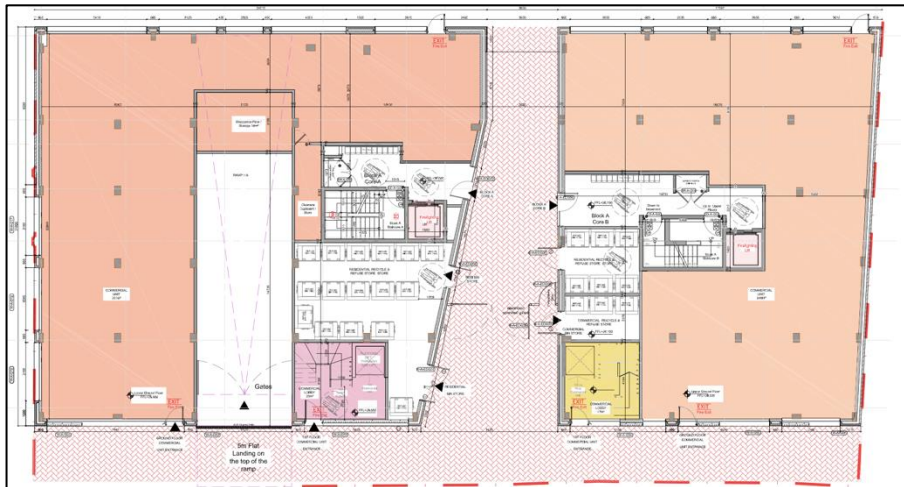


4.03 While this location historically has been almost exclusively industrial, the area has been transformed with a large number of new residential and led mixed-use schemes developed from industrial sites. As a result, this newly emerging commercial and office district is set to serve wider north and east office demand that is spilling out of the City Fringe that has seen rapid rental growth, especially with the rise of satellite offices and the decreased reliance of central office locations in the wake of the Covid-19 lockdown induced work from home culture.

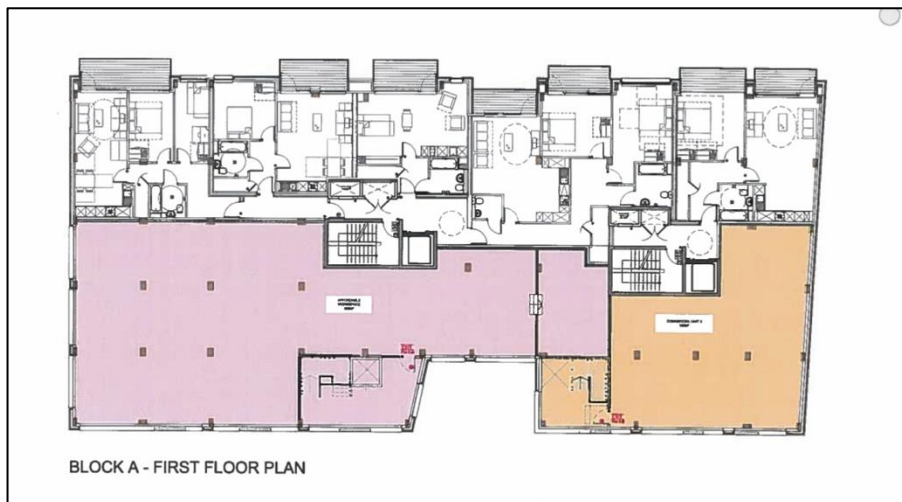
5.00 DESCRIPTION OF PROPERTY AND CONSTRAINTS

5.01 Unit 1 – 4 Granita Court comprises newly built open plan commercial units in a shell & core condition on the ground and first floors of a part seven-storey/part five-storey residential led mixed-use scheme, providing 4,138 sq. ft of B1(a) (office) space, with approval also previously obtained for ground floor Unit 2 to operate as D1 dentist (now falling within Use Class E)

5.02. Current plans are show below:



Block A – Ground Floor Plan



BLOCK A - FIRST FLOOR PLAN

5.03 Floor areas are recorded as follows:

Unit	Floor	Availability	SQ. FT	SQ. M
1	Ground (left)	Under offer	2,873	267
2	Ground (right)	Available	2,669	248
3	First (Right)	Available	1,614	150
4 (<i>Affordable workspace</i>)	First (left)	Available	3,557	330
Total			10,713	995

5.04 As per s.3.06-3.07, at the time of writing this report unit 1 is at present under offer to a commercial operator for a long leasehold sale, whilst the remaining units 2 – 4 are still available, with unit 4 also available to rent in accordance with the s.106 Affordable Workspace agreement. The offer on unit 1 cannot be completed due to current occupancy restrictions for B1 use. The landlord is open the option of renting or selling the units, however a sale is the overriding preference.

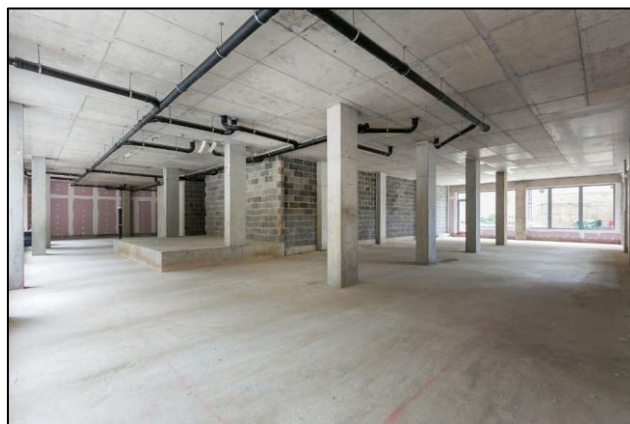
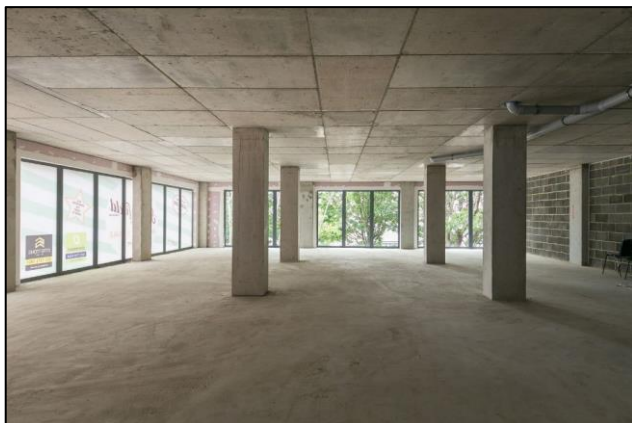
5.05 Internally, the units comprise open plan commercial space, however by nature of the design and the location of access stairwells and core areas, the units are not suitable for further subdivision into creating smaller self-contained units, especially on the 1st floor.

5.06 The units have been newly built and are provided with capped-off electricity and water connections as well as drainage provision, ready for final fit-out. The units benefit from having a self-contained entrance and own lobby at the Ground Floor from the street for the upper floors. Internal imagery below for reference.

- Triple aspect natural light through the ground and 1st floor windows;
- Exposed utilities and ceiling;
- Cycle and bin storage;
- Secure basement car parking (by way of separate agreement);
- Exposed concrete finishes;
- Self-contained glass entrance doors;
- 3.5m ceiling height to ground and 2.5m ceiling height to the first floor; and
- Three-phase power.

5.07 Unit 4 is available to those eligible for Affordable Workspace, either by being a registered/accredited Affordable Workspace Provider with the London Borough of Haringay, or by satisfying the eligibility criteria as set out within the s.106 of the planning agreement on the whole scheme.

5.08 We set out internal images of the commercial units below: -



5.09 The units are situated in one of the most notable residential-led development schemes within Haringey, with all of the 48 private residential units on site now sold.

5.010 The commercial units were initially marketed on flexible terms at a capital value of c.£355 per sq. ft for long leasehold (new 250-yr lease) from December 2019, however, were reduced to £305 per sq. ft in January 2021. The affordable workspace within unit 4 is available at 80% of market value at £222 per sq. ft for the long leasehold and c.£20 per sq. ft for the leasehold. With a capitalization rate of 6.50-6.75% (typical for mixed-use office schemes in such a location), this £305 capital value breaks back to £19-21 per sq. ft as an estimated rental value in its existing shell and core condition, which is a fair value when considering the dealing level of similar schemes in a fitted or Cat-A condition (and even in 2nd hand condition) has been typically in the £27-32 per sq. ft territory (comparable evidence supplied in s.9.04 (page 21)).

5.011 As outlined in s.3.02 and 5.03, Strettons and joint agents Dominion's instruction from the freeholder was to market the property by way of long leasehold disposal, however interested parties were also made aware that the freeholder would consider a rental agreement. This was subject to covenant strength and potential lease term agreements, as the freeholder would then forward sell the income-producing long leasehold position as an investment with a tenant secured. Strettons continually considered both the option to source a tenant and dispose of the headlease to an investor as well as the more conventional long leasehold disposal direct to end occupier.

5.012 The recommended pricing and quoting rents were based on contemporary transactional evidence to form the market value. Comparable evidence to provide a snapshot of the market is provided later in the report (s.9.03). It is worth noting that the neighbouring/adjoining scheme on Cross Lane of the Pool Motors site has had a commercial value of £337.30 per sq. ft confirmed and accepted by the District Valuers, which is circa 10% greater than the current marketing value of Granita Court.

5.013 Although the property was clearly marketed at the quoting price, all parties that viewed the premises were invited to come forward with an offer proposal based on the value they placed on the premises. This was to kickstart the negotiation process, however, aside from unit 1, only one offer has been received for the scheme within unit 2 from a dental operator which over a year from being accepted has still yet to exchange/complete as the operator has not been able to obtain the necessary finance to complete Further discussion of this within s.8.01 (pg.15). As documented further into the report, the quoting price has not been cited as a significant concern within the viewing feedback comments.

6.00 DETAILS OF THE MARKETING CAMPAIGN

6.01 During construction and pre-completion marketing of the premises, developers Cross Lane Ltd actively marketed the premises through their own internal marketing campaign for the scheme via <https://smithfieldyard.co.uk/>.

6.02 In place of a marketing board, at the time of launch, the property was marketed with internally mounted vinyl window graphics, as the below images illustrate:



6.03 Strettons and joint agents Dominion were formally instructed to market Granita Court in early December 2019 on the basis of offering brand new 250-year long leases at c.£355psf for units 1-3, whilst unit 4 was marketed for both long leasehold sale at £222psf and for rent at £20psf in accordance with the s.106 Affordable Workspace agreement. The freeholder's strategy and approach to this scheme was to dispose of the units by way of long lease disposal, as opposed to disposing as short-term occupational leases. This is due to the freeholder being a property developer, rather than a property investor, and as such their strategy is to recover capital return, but also due to the fact that there is significant market demand in the area for purchasing due to the low capital values in the area. Despite this, discussions re occupational leasing were had with all interested parties, as the freeholder would consider forward selling the income-producing long leases with a tenant secured as an investment.

6.04 Prior approved particulars that contained details of the property, location plan, internal imagery, and contact details have been circulated to 604 consenting applicants who were registered on Strettons internal database as having an active office search requirement within the budget, location, and size range of the subject property, as well as active marketing via a number of different media as outlined below. The circulations have yielded a total 44 registered enquiries direct to the property.

6.05 From 5th December 2019, client approved particulars have been routinely sent to applicants who were registered as actively seeking matching commercial accommodation in the market. An example of the descriptive text used in the marketing details for the units included the text as below:

"A brand new, large, ground floor commercial unit offered as a self-contained 'shell' office unit. The unit will also benefit from a large private terrace to the rear and from an additional storage area (reduced height) of approx. 172 Sq Ft. The unit will be provided with capped-off electricity and water connections as well as drainage provision, ready for fit-out. A fully fitted option is available at an additional cost. The location benefits from excellent transport links; Hornsey station gives direct trains to Old Street/ Moorgate, and with an easy change at Finsbury Park for Kings Cross/ Thameslink/ Victoria lines, or change at Highbury and Islington for London Overground. The area also offers good bus links.

Highlights

- *Good Ceiling Height and Great Natural Light & Capped- off Services*
- *Cycle Parking & Self-Contained Entrance*
- *Car Parking Spaces may be available by Separate Negotiation.*
- *Private Terrace"*

6.06 Details of further marketing material/brochures is set out within Appendix 1.

6.07 The unit was listed on Strettons' and Dominion's websites, and externally on national commercial property portals Rightmove, Zoopla, OnTheMarket, Prime Location, Co-Star, and EGI from 5th December 2019 until present day. Screenshots of the listing for unit 1 within Appendix 2 illustrate the multi-platform marketing campaign as an example for listings for all 5 listings (units 1 – 4 long leasehold & unit 4 letting).

6.08 Interested parties who were made aware of the available units at Granita Court by way of Strettons and Dominion's joint marketing efforts were supplied with full property details, floorplans, and virtual tours upon request, and viewing requests were satisfied and fulfilled at the earliest mutual convenience (Mon-Fri 0900-1700). In the event of offers being received, the joint agents would have passed on to the landlord for consideration and provided interested parties with feedback in any event of being successful or unsuccessful.

6.09 The units and marketing details were posted in local magazine *The Haringey People* in the August edition (page 9) and October (page 22). The 40-page magazine, published six times a year, is distributed to all households and businesses in the borough, which is c.98k homes and 10k enterprises. A screenshot of this advert artwork is provided below: -



Smithfield YARD LONDON N8

BRAND NEW OFFICES FOR SALE

Unit	Description	Size (approx. GIA)	Quoting Price
Unit 1	Ground Floor	2,873 sq. ft.	£960,000 (+VAT)
Unit 2	Ground Floor	2,669 sq. ft.	Under Offer
Unit 3	First Floor	1,614 sq. ft.	£480,000 (+VAT)
Unit 4*	First Floor	3,557 sq. ft.	£915,000 (+VAT) Rent on application

- Available Immediately
- Granita Court, 9 Cross Lane, Hornsey N8 7SA
- Close to Hornsey Station & Turnpike Lane Underground
- All units have self-contained street entrances
- Shared secure underground cycle parking
- Ground Floor units have private rear terraces
- For sale by way of new 250 Years Leases

CALL TODAY TO ARRANGE A VIEWING

dominion
020 7729 8228
dominion.co.uk

STRETTONS
EST 1931
020 7375 1801
strettons.co.uk

*Unit 4 is defined as Affordable Workspace under a Planning Condition and is to be Sold or Let long term to qualifying occupiers. Please contact Joint Agents for details.

7.00 AFFORDABLE WORKSPACE MARKETING

7.01 The property has been directly marketing through an external marketing campaign to 15 companies on the registered affordable workspace providers who have been listed as affordable workspace providers as registered with the London Borough of Haringey once the list was made available in November 2020. Prior to this, and throughout the extent of the marketing campaign, Strettons approached affordable workspace providers registered on the lists provided by the London Boroughs of Hackney, Tower Hamlets, and Camden. These marketing exercises were in addition to approaching a mixture of international, nationwide, and boutique co-working office space providers who are registered on our applicant database. Although a few discussions were had, sadly no significant interest was generated nor were any viewings carried out with such operators.

7.02 Strettons have transacted with a range of co-working space providers and as such have a thorough understanding of how the sector operates and the typical co-working operator's business model sets out. Provision of co-working space for such providers is only financially possible via a large-scale operation, as such larger office schemes of 30k sq. ft upwards are most suitable. Some boutique operators can run with office schemes as small as 20k sq. ft, however 30-60k+ sq. ft seems to be the most optimum size in order to provide a multi service offering with hot desking areas, individual suites, break out and common areas, sufficient on-site amenity space through food and beverage provision, but also through extra-curricular services such as presenting space for visiting speakers etc.

7.03 Due to the nature of the size available (only 10,713 sq. ft in total) and the inability to efficiently further subdivide the units, and due to the location of the property not benefiting from active frontage and without proximity to substantial amenity space, the property has been discounted prior to any viewings being booked in with any workspace provider (affordable or otherwise).

Clare Askew, the Workspace Delivery Manager of Haringey Council's Economic Development department, and her colleagues in the wider Housing, Regeneration and Planning teams circulated the availability within the scheme to Haringey's internal mailing list of applicants on 30th June 2021, with Strettons signposted as the contact to all recipients. This was not a particularly useful exercise insofar as

the bulk of the responses Strettons received were for parties with property requirements to rent smaller studio units or for uses that were not feasible or would require significant change of use of the building, such as a school and a church, among others.

7.04 Strettons have undertaken a renewed campaign in late 2021 to approach affordable workspace providers and boutique co-working operators, however to-date no active discussions have yielded from this campaign.

8.00 PROPERTY VIEWINGS

8.01 In total, 15 viewings have taken place by Strettons and Dominion at Granita Court. The following parties have viewed the property: -

Date	Sector	Comments
18 th December 2019	Dentist	Positive viewing for unit 2. £750k offer received conditional on COU planning consent. SIPP Purchaser with debt. Planning consent gained in July. Negotiations/progress have been protracted due to loan process. Counterproposal sent 12/03/2021. Awaiting response. Dental applicant remains keen to proceed (update 19.04.21) but is still struggling to finance the purchase with Lloyds Bank. Applicant's valuation (Christie and Co) supports the reduced asking price (£815k) but has still not got the lending decision at the time of writing.
17 th January 2020	Solicitors	Viewed units 3 and 1. Property largely a building site so very difficult viewing. Virtual tour sent in follow up following completion but has already completed search.
20 th June 2020	Artist studio	Discounted first floor units due to ceiling heights. Considering unit 1 on ground, however natural light on ground floor not as attractive. Will need to widen door for access for sculptures.
20 th June 2020	Travel Agency	Floor areas and ceiling heights an issue. Have done subsequent virtual tours and now discounted from search, largely in part due to the lack of active frontage and being situated in a non-prominent position with little passing trade.
2 nd July 2020	Psychotherapists	Viewed unit 1. Will need to sell own property first and gain trustee agreement to take property in shell and core. Tenant took too long to respond and has since gone quiet.
7 th August 2020	Artist studio/gallery	Local artist/craftsman. In talks with LB Haringey Regeneration department to qualify for affordable workspace eligibility. No further conversation.

SUMMARY MARKETING REPORT

UNITS 1 – 4, GRANITA COURT, 9 CROSS LANE, LONDON, N8 7GB

10 th September 2020	Fashion	Fashion operator looking for office/showroom space. Positive viewing but first property on their search and in no rush. Concern RE building not being in a prominent position and the site location not being as central as other assets closer to Dalston and more established fashion locations, especially a concern for client work and entertaining after work.
24 th September 2020	Creative	Viewed unit 2+3 on basis of sap of affordable workspace allocation from unit 4, as they are eligible in Islington. Have been in direct discussion with LB Haringay. Low offer made of £900k subject to fitted out condition. Initial offer refused, as it falls well short of asking even without fitout. Tenant invited to increase offer. Have pursued party but have yet to gain a response.
1 st October 2020	Artist Studio	2 nd viewing of unit 1, and vied units 2+3 combined.
6 th January 2021	Fashion	Viewed all units. Preference for 1 st floor for natural light/security, however M&E specialists have confirmed that air con will not fit within their Cat-B fit-out works. Discounted.
17 th February 2021	Nursery	Established operator. Confident they are eligible for affordable workspace. Will only proceed subject to planning CoU.
19 th February 2021	Gaming	Gaming tech company. Inspected with contractors who confirmed that cost of fit-out to Cat-B out of budget/offices fitted out elsewhere are within budget. Ceiling height on 1 st would have been problematic for their operation. Concerned staff would flourish in area due to talent retention.
23 rd February 2021	Law	Unit 3 too small, all other units too large/out of budget. Major concern RE staff amenity and lack of “buzz”. Discounted.
4 th March 2021	Accountants	Looking for 1.8-2k sq. ft. Unit 3 too small, others not suitable. Discounted.
26 th March 2021	Artist Studio	3 rd viewing.
19 th April 2021	Artist Studio	4 th viewing, with surveyor. Offer proposal anticipated.
27 th April 2021	Fashion	Strong interest that resulted in 3 further viewings, however chose not to proceed due to ultimately requiring c.5k sq. ft ideally over 1 single floor, a minimum of 7 car parking spaces, and most importantly of all they required dedicated loading capacity.

SUMMARY MARKETING REPORT

UNITS 1 – 4, GRANITA COURT, 9 CROSS LANE, LONDON, N8 7GB

11th May 2021	Architects	Strong interest in unit 3, however ultimately could not proceed due to poor natural light and required a more central location with better public transport connectivity.
25th May 2021	Psychotherapy	Viewed unit 3. Local operator looking to set up several counselling rooms. Timescale was not suitable so rented a more ready building elsewhere.
7th July 2021	Office	Viewed unit 3, however put off by fit-out costs.
21st July 2021	Buy to let landlord	Investor viewed for a purchase with a view to rent out. After running the numbers found that it was financially unfeasible and too risky to invest and fit-out speculatively.
23rd July 2021	Fashion	Viewed units 2&3 for a combined demise. Not proceeding due to lack of natural light and requires better public transport connectivity for employees.
2nd August 2021	Nursery	Positive viewing subject to change of use.
26th August 2021	Office	Viewed unit and 3. Positive viewing and took time following viewing to design space. However could not find investor to back purchase.
2nd November 2021	Artist studio	Viewed unit 3. Could do not proceed due to cost of fitting out unit
4th November 2021	Solicitors	Good space for them, moving from rented. Took their time before offering well below asking price March 2021. Awaiting improved offer, but has not reverted since.
3rd December 2021	Grocery delivery	Viewed unit 2&3. Could not proceed due to access, loading, and concern over disturbing residents in building due to large number of delivery bikes that their use would incur.
15th December 2021	Office	Viewed unit 2 and 3, with unit 3 most of interest. No offer received and party has since gone cold.
7th January 2022	Building contractor	Viewed units 1 and 4. Could not proceed due to building location and parking/loading requirements
14th January 2022	Fashion	Viewed unit 2 multiple times. Very strong interest for cash purchase, however costing up works has reduced interest. Still in dialogue and awaiting offer.

SUMMARY MARKETING REPORT

UNITS 1 – 4, GRANITA COURT, 9 CROSS LANE, LONDON, N8 7GB

17th February 2022	Nursery	Very keen for unit 1 following multiple viewings, originally looking at rent with option to buy.
27th January 2022	Language School	Viewed unit 3. Ceiling height and building prominence not suitable. Party instead leased a ground floor class E retail unit.
4th February 2022	Housing Association	Positive viewing of all available units. Still in active conversation, however a non-immediate requirement. Strettons are continuing to track interest.
8th March 2022	Property management	Viewed units 2&3, however, could not proceed due to unit layout and ceiling height.
8th March 2022	Leisure/gym	Viewed units 2 and 3, however could not proceed due to ceiling height, lack of passing trade, street visibility, and are being too commercially quiet.
1st April 2022	Co-Working	Viewing booked in for 1 st April. Previously viewed with another party, but now trying to engage with Haringey on affordable workspace provision within the scheme for units 3+4. They have similar space in Islington. Haringey to date have not been helpful in email response, from what we have been told by the interested party.
1st July 2022	Office	Viewed units 2 and 3. Discounted due to lack of amenity in surrounding area for staff onboarding and retention.
15th August 2022	Fashion	Viewed units 2 and 3. Initially very positive and offer was due to be received, however has withdrawn interest citing concern over hassle and cost of fitting out unit, insufficient parking provision, and concern over amenity level for staff.
30th September 2022	Artist makers space	Viewed all four units (including affordable – the party is getting through the approval process on another scheme in LB Ealing at present and is confident would be eligible for Haringey). Use would be for commercial studios for artists by subdivision into 'makers spaces', edit and post production suites, as well as spaces for hairdressers and non-surgical beauty cosmetic studios. No offer has been received yet, however is still firmly interested.
4th October 2022	Wine buyers	Viewed units 2 and 3. Positive feedback with offer having been received. Currently under negotiation.

8.02 The viewings to date have identified two consistent themes:

- The lack of active frontage/prominence of building;
- The restrictive ceiling height on the 1st floors is hugely restricting to incoming occupiers; and
- The lack of retail and leisure amenity in the area generally is discouraging certain businesses from relocating to Hornsey owing to concerns regarding staff attraction and retention, especially for the creative, media, and tech sectors.

8.03 It is evident that there is a significant and fundamental flaw in the restrictive slab-to-slab ceiling height on the 1st floor to incoming occupiers, especially those looking to install raised access flooring or ceiling mounted cable trays and/or air conditioning units. Such restrictions essentially rule-out any media-style Cat-B fit-out which is in huge demand for occupiers from a range of different sectors.

8.04 The property has also been ruled out from prospective occupiers' searches owing to the lack of active frontage and negligible building prominence. The commercial units are located on a back street facing onto the rear of a supermarket, which when twinned with the large substation the presence and frontage of the building is vastly impacted. Comparatively there are a range of neighbouring schemes in the vicinity that are developed or in the process of being developed in enviable locations that are better suited to cater for the requirements in the market for commercial space for occupiers wishing to have more presence – a requirement that is increasingly important as the recent home working movement has changed the importance of office quality and amenity to the forefront in company's search requirement.

8.05 In response to the queries raised regarding the poor ceiling heights and lack of frontage, it would perhaps be most appropriate for the affordable workspace to have an increased attractiveness if it were to be reapportioned/relocated over the ground floor in the remaining unit 2. This unit also benefits from a demised outdoor area, and would be neighbouring a soon to be leased unit, which would present the building as being more 'lively' and would assist in the marketing and general building appeal.

8.06 The area has also been identified during viewings as having little in the way of leisure amenity for staff breaks during the day as well as in evenings and weekends. Without such amenity, the area becomes a place purely for staff to work and not “play”, which with the growing awareness of wellbeing and mental health, again, makes the area unattractive as a business location when compared to the offerings in more established areas such as Spitalfields, Shoreditch, Dalston, Hackney, Farringdon, Clerkenwell, and Islington. This increasingly becoming apparent as companies move back into the office following working from home, where staff are encouraged to take breaks away from the office during the working day.

8.07 The undersupply of retail and leisure amenity provision within the Hornsey/Haringey area has had, and indeed is continuing to have, a significant impact on the marketing of the available commercial premises at Granita Court. As a result, competing areas within the wider City Fringe and North/East London continue to host the growing creative, media, and tech and wider TMT (technology, media, and telecom) sectors that would otherwise be well suited in Haringey. As these are a growth sectors, recruitment is key for companies to survive and expand, however the lack of retail and leisure amenities in the area has been identified from the viewings as being a key obstacle in attracting and retaining staff.

9.00 CURRENT COMMERCIAL MARKET AVAILABILITY

9.01 It is very relevant to note that there is a significant existing and development pipeline supply of commercial space in the London Borough of Haringey. The current pipeline is scheduled below from data compiled from *Molior London*, highlighting there is a total gross internal area of c.307ksq. ft of commercial space recently consented, proposed, and under construction within the LB Haringey:

9.02

Full Address	Planning Status	Development Type	Sq. Ft
Clarendon, Mary Neuner Road, N8 0ER	Under Construction	New	150,156
Hornsey Town Hall, Hatherly Garnes, N8 9JJ	Under Construction	Refurbishment & Extension	48,977
Lock 17, Hale Wharf, Ferry Lane, N17 9NF	Under Construction	New	47,707
Park North, Stamford Road, N15 4PZ	Under Construction	New	12,271
45-63 Lawrence Road, N15 4EF	Under Construction	New	6,092
Evergreen, Green Lanes, N8 0RA	Under Construction	New	10,118
Ashley Road, N17 9LH	Under Construction	New	13,035
423-435 West Green Road, N15 3PJ	Under Construction	New	3,520
44-46 High Road, N22 6Bx	Under Construction	New	14,794
Total			306,671

SUMMARY MARKETING REPORT

UNITS 1 – 4, GRANITA COURT, 9 CROSS LANE, LONDON, N8 7GB

9.03 Recent capital value comparable evidence within the northern fringe of London:

Property Address	Property Postcode	Building SF	Sale Price	Price Per SF	Sale Date
53-79 Highgate Rd	NW5 1TL	220,000	£145,000,000	£659	31/01/22
154A Pentonville Rd	N1 9JE	15,636	£15,000,000	£959	23/12/21
Cronall St	N1 6PT	1,983	£790,000	£398	17/12/21
35 Britannia Row	N1 8QH	31,000	£15,000,000	£484	14/12/21
291-291A Hackney Rd	E2 8NA	646	£430,000	£666	10/12/21
188 York Way	N7 9AD	58,387	£77,000,000	£1,319	01/12/21
65-70 White Lion St	N1 9PP	37,239	£38,400,000	£1,031	01/12/21
49-51 East Rd	N1 6AH	34,199	£25,000,000	£731	15/11/21
2-7 Upper St	N1 0PU	22,969	£19,000,000	£827	02/11/21
Wenlock Rd	N1 7SL	873	£615,000	£704	03/10/21
59 Hemstal Rd	NW6 2AD	295	£145,000	£492	03/10/21
1-4 Corbridge Cres	E2 9EZ	686	£411,600	£600	17/09/21
427-429 Caledonian Rd	N7 8BQ	13,950	£8,250,000	£591	14/09/21
2-38 Islington High St	EC1V 1NY	131,878	£86,500,000	£656	02/09/21
500 White Hart Ln	N17 7NA	5,425	£950,000	£175	01/09/21
500 White Hart Ln	N17 7NA	3,237	£362,500	£112	01/09/21
2-18 Warburton Rd	E8 3RT	23,713	£13,350,000	£563	23/07/21
Tetherdown	N10 1ND	5,274	£4,806,256	£911	12/07/21
232 Hoxton St	N1 5LX	1,175	£195,000	£166	07/07/21
27A Elizabeth Mews	NW3 4UH	1,143	£1,350,000	£1,181	29/06/21
85-87 Southgate Rd	N1 3JS	7,502	£4,650,000	£620	24/06/21
46 Colebrooke Row	N1 8AF	18,000	£12,000,000	£667	18/06/21
519-523 Cambridge Heath Rd	E2 9BU	1,595	£655,000	£411	18/06/21
5 Hanover Yard	N1 8YA	2,169	£1,525,000	£703	17/06/21
44-48 Wharf Rd	N1 7UX	700	£500,000	£714	08/06/21
Torriano Mews	NW5 2RZ	3,545	£1,850,000	£522	13/05/21
18 Tileyard Rd	N7 9AH	19,204	£6,500,000	£338	12/05/21
46 Essex Rd	N1 8LN	20,365	£16,400,000	£805	30/04/21
Regis Rd	NW5 3EW	34,222	£16,500,000	£482	27/04/21
Kingsland Rd	E2 8DA	9,699	£1,362,500	£140	09/04/21
500 White Hart Ln	N17 7NA	3,237	£700,000	£216	01/04/21
	Total	729,946	Average	£608	

SUMMARY MARKETING REPORT

UNITS 1 – 4, GRANITA COURT, 9 CROSS LANE, LONDON, N8 7GB

9.04 Recent rental comparable evidence nearby within competing buildings/schemes:

Property name	Address	Size sq. ft	Floor	Rent £per sq. ft	Terms	Date	Condition
The Arts Building	2-10 Morris Place, N4 3JG	2,858	2nd	£39	5 years	Jul-21	Refurbished
The Grange	100 High, Enfield, N14 6PW	1,420	1st	£28	undisclosed	Feb-21	Refurbished
Alfred Imber House	62A Highgate High St, N6 5HX	1,070	Ground	£32	undisclosed	Oct-21	2nd hand
Spectrum House	32-34 Gordon House Rd, NW5 1LP	1,160	Ground	£48	5 years	Feb-21	Refurbished
Studios Holloway	8 Hornsey St, N7 8EG	2,303	Ground	£35	5 years	Jan-21	Refurbished
Benwell Studios	11-13 Benwell, N7 7BL	4,020	Ground	£38	5 Years	Feb-22	Refurbished
	5 Market Road, N7 9PL	2,547	Ground	£43	5 years	Aug-21	New
Highgate Studios	53-79 Highgate, NW5 1TL	1,800	1st	£35	5 years	Nov-20	2nd hand
Neptune House	2A Alxandra Grove, N12 8NU	2,755	Ground/1st	£32	10 years	Jun-20	2nd hand
Average		2,215		£37			

9.05 The comparable evidence produces a wide capital value range between £100-1,000+ per sq. ft, with a general average of just over £600 per sq. ft, whilst rental values are showing an average tone of £37 per sq. ft. When taking into account the shell & core condition and the off pitch location and allowing for an adjustment to be made, Granita Court is arguably priced competitively.

9.06 An availability report of office space 1,000 to 10,000 sq. ft within the wider north London fringe sub-market of London is attached by way of appendices to the end of this report for further reference.

10.00 COVID-19 MARKET IMPACT

- 10.01 The central London office market is currently coming out of a period of very low activity for the last 12 months owing to the government's response to the COVID-19 pandemic. When the various lockdowns/tiering came into force in March 2020, many occupiers paused their new premises search, choosing instead to either wait for the dust to settle on the situation or indefinitely delay their move.
- 10.02 Whilst we are confident that there is an abundance of target occupiers who would ordinarily be only too keen to take up space within the scheme, we are at present encountering a large number of companies within the highlighted target TMT sectors having placed their office move "on-hold"/"on-pause". This situation is likely to maintain until the cloud of uncertainty is lifted re safety of employees operating from offices and office fit-out plans being designed with COVID-19 compliant social distancing measures in place.
- 10.03 Generally speaking, we have yet to see a significant or widespread adjustment in quoting rents as we emerge from lockdown. Whilst lack of business confidence and economic uncertainty remains, there is market speculation suggesting that rents are likely to drop by up to 15% over the next 6-9 months. In the short term this will be fuelled in part by businesses not being able to accommodate conventional occupancy levels whilst social distancing measures are to be respected – and/or requirements for expansion being put on pause.
- 10.04 We are already seeing a shift in demand trends in the wake of the market impact. This is in the form of an emergence of a two-tier market, i.e., one where we see demand for either 'best in class' space, usually taken by occupiers whose businesses are resilient to economic downturns and they require quality space regardless, whilst other companies have demand for office space representing value for money, for occupiers wanting to reduce their overheads and ride out the potential economic storm. Meanwhile, developers who were already underway or had obtained planning have carried on despite lockdowns to develop new office space. We have also experienced a large amount of occupier 2nd hand space returning to the market as companies action breaks or chose not to renew leases. This has led to a stark demand/supply imbalance.
- 10.05 Of particular relevance for this property is the potential rise in demand for self-contained units. We have found that some occupiers will find the idea of moving into their own space, a space which they can control every aspect of, including hygiene, health & wellbeing, and security, quite attractive in the current climate. We have spoken to businesses currently housed in large multi-let buildings and especially those based in large scale serviced offices comprising 100% shared working environment, who no longer want to rely on their landlord or serviced office provider to ensure the hygiene and safety of the common parts are compliant in keeping their workforce safe and instead would rather reassure their staff by taking their own space and controlling all the everyday aspects themselves.

11.00 CONCLUDING COMMENTS

11.01 This report has highlighted the features of Units 1 – 4, Granita Court, the full marketing efforts undertaken since December 2019 to date, a detailed account of parties who have viewed and a discussion of the common areas of feedback. We have also undertaken a brief analysis of market availability of commercial premises. From this, the following conclusions can be drawn: -

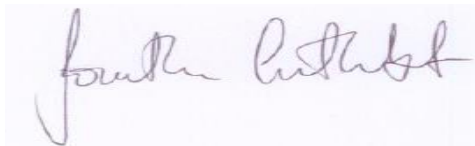
11.02 Whilst the units are of a shell and core and condition, the main issue flagged for the unit has been the unpopular ceiling height to the 1st floor, which is a significant concern for incoming occupiers. The lack of retail and leisure amenity space is having a serious impact on the attractiveness of the scheme and is hampering Hornsey/Haringey as being contended a serious competitor to the City Fringe and wider east and north London areas from the creative, tech, and media sectors. There has been sustained concern as to the attractiveness for recruitment and staff work/life balance to the degree that many firms have ruled out the subject property and the wider area as a legitimate district to relocate to.

11.03 The property has also been identified as being in a non-prominent position, with no active frontage. The commercial units are located on a back street facing onto the rear of a supermarket with a large immovable substation impacting the presence and frontage impact of the building. There is a range of neighbouring schemes in the vicinity that are developed or in the process of being developed that are in enviable locations that are better suited to cater for the requirements in the market for B1 space.

11.04 In conclusion it is our professional opinion that in light of all of the elements referenced above, that the site will benefit from clarification that the commercial floorspace can operate without restriction within Use Class E and from the relocation of the affordable workspace onto the ground floor.

Yours sincerely,

For STRETTONS



JONATHAN CUTHBERT

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APPENDIX 1 – marketing brochures evidence



AVAILABLE - FOR SALE

GROUND FLOOR OFFICE FOR SALE

GRANITA COURT, 9 CROSS LANE, GROUND FLOOR (UNIT 1),
HORNSEY, LONDON, N8 7GB

Office

For Sale, 2,873 Sq Ft £875,000 For the long leasehold interest

All enquiries to

020 7375 1801

strettons.co.uk

GRANITA COURT, 9 CROSS LANE, GROUND FLOOR (UNIT 1), HORNSEY, LONDON, N8 7GB

Office

For Sale, 2,873 Sq Ft £875,000 For the long leasehold interest



Ground Floor Office for Sale

VR Tour Available

<https://my.matterport.com/show/?m=54W4CTFNa9F>

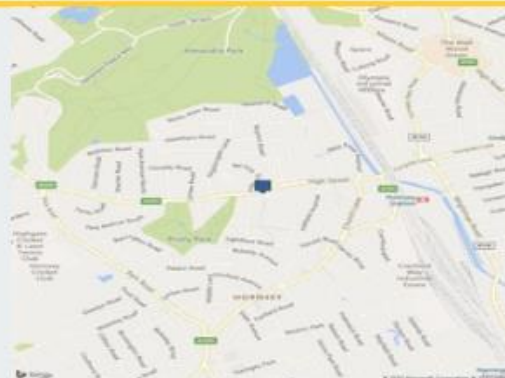
A brand new, large, ground floor commercial unit offered as a self-contained 'shell' office unit. The unit will also benefit from a large private terrace to the rear and from an additional storage area (reduced height) of approx. 172 Sq Ft. The unit will be provided with capped-off electricity and water connections as well as drainage provision, ready for fit-out. A fully fitted option is available at an additional cost. The location benefits from excellent transport links; Hornsey station gives direct trains to Old Street/ Moorgate, and with an easy change at Finsbury Park for Kings Cross/ Thameslink/ Victoria lines, or change at Highbury and Islington for London Overground. The area also offers good bus links.

Highlights

- Good Ceiling Height and Great Natural Light & Capped-off Services
- Cycle Parking & Self-Contained Entrance
- Car Parking Spaces may be available by Separate Negotiation
- Private Terrace

Price	£875,000 For the long leasehold interest
Business Rates (Est)	Will be assessed following construction
Building type	Office
Lease Details	Sale of a new 250 year Lease

Floor	Size Sq Ft	Status
Ground Floor Left (Unit 1)	2,873	AVAILABLE - For Sale
Total Internal Area	2,873	



Contact us

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.



UNDER OFFER - FOR SALE

GROUND FLOOR OFFICE FOR SALE

GRANITA COURT, 9 CROSS LANE, GROUND FLOOR (UNIT 2),
HORNSEY, LONDON, N8 7GB

Office

For Sale, 2,669 Sq Ft £815,000 For the long leasehold interest

All enquiries to

020 7375 1801

strettons.co.uk

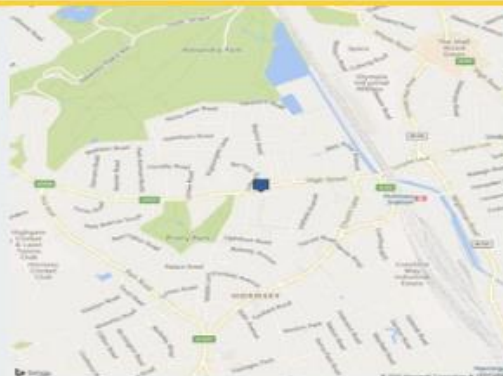


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GRANITA COURT, 9 CROSS LANE, GROUND FLOOR (UNIT 2), HORNSEY, LONDON, N8 7GB

Office

For Sale, 2,669 Sq Ft £815,000 For the long leasehold interest



Ground Floor Office For Sale

VR Tour Available

<https://my.matterport.com/show/?m=778yoeCzBGT>

A brand new, large, ground floor commercial unit offered as a self-contained 'shell' office unit. The space will have good ceiling height and good natural light from large windows to two aspects. The unit will be provided with capped-off electricity and water connections as well as drainage provision, ready for fit-out. A fully fitted option is available at an additional cost.

The location benefits from excellent transport links; Hornsey station gives direct trains to Old Street/ Moorgate, and with an easy change at Finsbury Park for Kings Cross/ Thameslink/ Victoria lines, or change at Highbury and Islington for London Underground. The area also offers good bus links.

Highlights

- Self-Contained Entrance & Good Ceiling Height
- Good Natural Light & Private Terrace
- Cycle Parking & Car Parking Spaces may be available by Separate Negotiation

Price	£815,000 For the long leasehold interest
Business Rates (Est)	Will be assessed following construction
Building type	Office
Lease Details	Sale of a new 250 year Lease

Floor	Size Sq Ft	Status
Ground Floor Right (Unit 2)	2,669	UNDER OFFER - For Sale
Total Internal Area	2,669	

Contact us

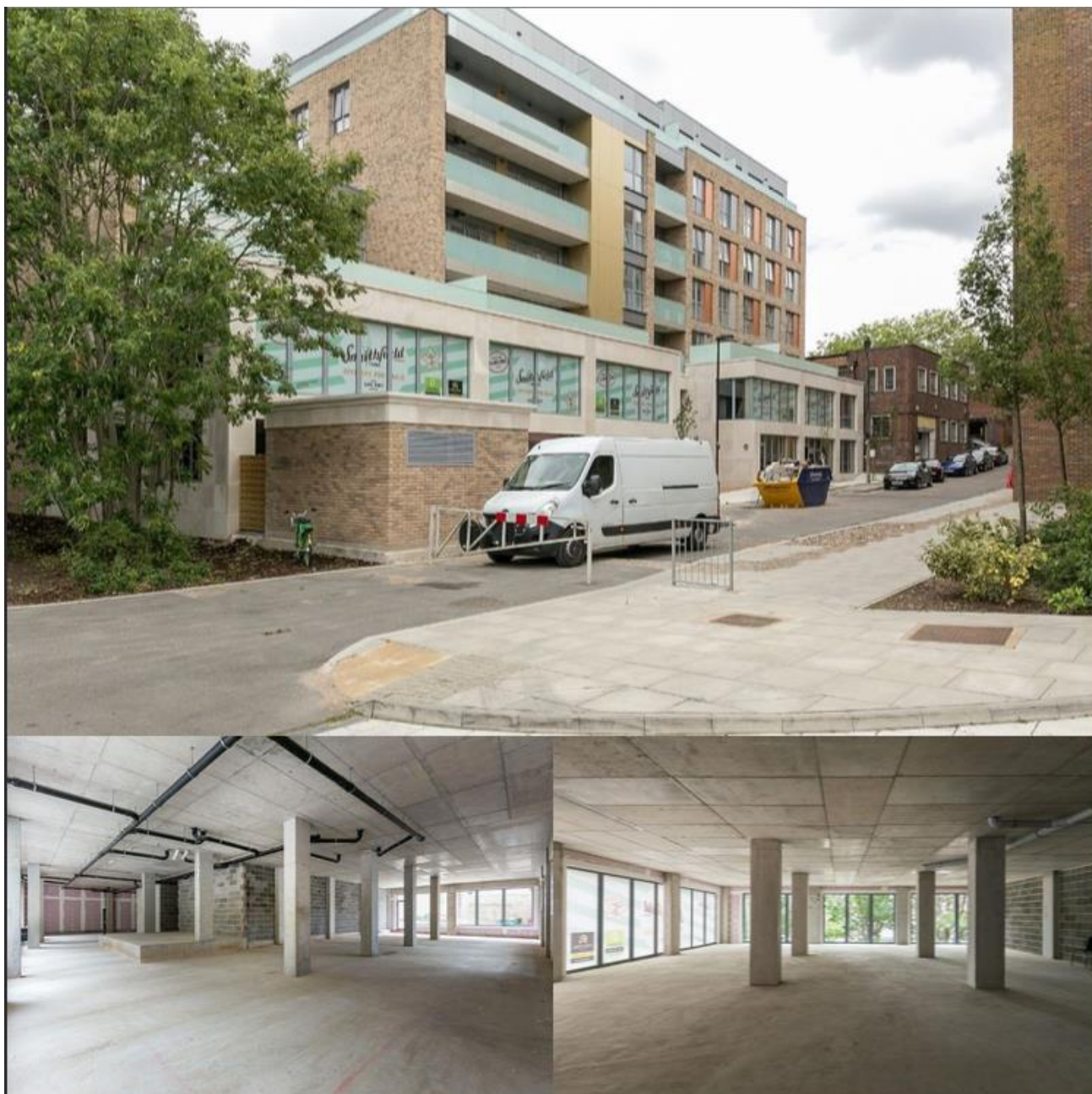
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AVAILABLE - FOR SALE

FIRST FLOOR OFFICE FOR SALE

GRANITA COURT, 9 CROSS LANE, FIRST FLOOR (UNIT 3) , HORNSEY,
LONDON, N8 7GB

Office

For Sale, 1,614 Sq Ft £425,000 For the long leasehold interest

All enquiries to

020 7375 1801

strettons.co.uk

GRANITA COURT, 9 CROSS LANE, FIRST FLOOR (UNIT 3) , HORNSEY, LONDON, N8 7GB

Office

For Sale, 1,614 Sq Ft £425,000 For the long leasehold interest



First Floor Office For Sale

VR Tour Available

<https://my.matterport.com/show/?m=xVJSFuqLAWX>

A brand new first floor commercial unit with its own self-contained ground floor entrance lobby / reception. The unit will be provided in 'shell' condition provided with capped-off electricity and water connections as well as drainage provision, ready for final fit-out. The main space is an open plan with good ceiling height and natural light from tall windows to the whole front facade. A fully fitted option is available at an additional cost. The location benefits from excellent transport links; Hornsey station gives direct trains to Old Street/ Moorgate, and with an easy change at Finsbury Park for Kings Cross/ Thameslink/ Victoria lines, or change at Highbury and Islington for London Overground. The area also offers good bus links.

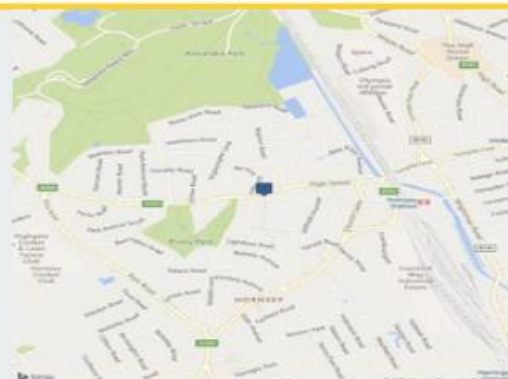
*Images are of other available units in the scheme.

Highlights

- Good Natural Light & Good ceiling Height
- Capped Off Services & Self-Contained Entrance
- Cycle Parking & Car Parking Spaces may be available by Separate Negotiation

Price	£425,000 For the long leasehold interest
Business Rates (Est)	Will be assessed following construction
Building type	Office
Lease Details	Sale of a new 250 year Lease

Floor	Size Sq Ft	Status
First Floor Right (Unit 3)	1,614	AVAILABLE - For Sale
Total Internal Area	1,614	



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AVAILABLE - FOR SALE

FIRST FLOOR AFFORDABLE WORKSPACE FOR SALE

GRANITA COURT, 9 CROSS LANE, FIRST FLOOR (UNIT 4), HORNSEY,
LONDON, N8 7GB

Office

For Sale, 3,557 Sq Ft £790,000 For the long leasehold interest

All enquiries to

020 7375 1801

strettons.co.uk

GRANITA COURT, 9 CROSS LANE, FIRST FLOOR (UNIT 4), HORNSEY, LONDON, N8 7GB

Office

For Sale, 3,557 Sq Ft £790,000 For the long leasehold interest



First Floor Affordable Workspace For Sale

VR Tour Available

<https://my.matterport.com/show/?m=ixvKXdSVxGR>

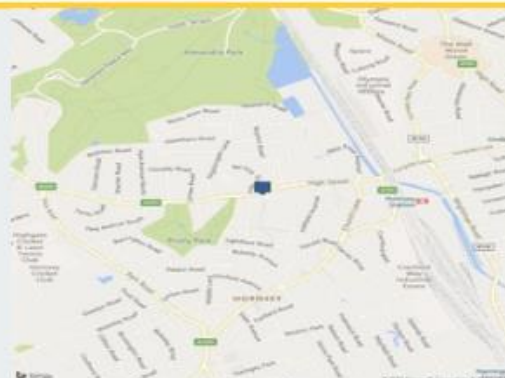
A brand new, large, first floor commercial unit is offered as a self-contained 'shell' office unit. The unit will be provided with capped-off electricity and water connections as well as drainage provision, ready for final fit-out. The unit benefits from having a self-contained entrance and own lobby at the Ground Floor from the street. The planning is for the unit to be occupied by an 'Affordable Workspace Provider' and the pricing has been quoted at 80% of market value. A fully fitted option is available at an additional cost. The location benefits from excellent transport links; Hornsey station gives direct trains to Old Street/ Moorgate, and with an easy change at Finsbury Park for Kings Cross/ Thameslink/ Victoria lines, or change at Highbury and Islington for London Overground. The area also offers good bus links.

Highlights

- Great Natural Light & Good Ceiling Height
- Capped-Off services & Self-Contained Entrance
- Car Parking Spaces may be available by Separate Negotiation

Price	£790,000 For the long leasehold interest
Business Rates (Est)	Will be assessed following construction
Building type	Office
Lease Details	Sale of a new 250 year Lease

Floor	Size Sq Ft	Status
First Floor Left (Unit 4)	3,557	AVAILABLE - For Sale
Total Internal Area	3,557	



Contact us

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.



AVAILABLE - TO LET

GROUND FLOOR COMMERCIAL UNIT OFFERED AS A SELF-CONTAINED
'SHELL' OFFICE UNIT

GRANITA COURT, 9 CROSS LANE FIRST FLOOR (UNIT 4), HORNSEY,
LONDON, N8 7GB

Office

For Rent, 3,557 Sq Ft £20.00 Per Sq Ft

All enquiries to

020 7375 1801

strettons.co.uk

GRANITA COURT, 9 CROSS LANE FIRST FLOOR (UNIT 4), HORNSEY, LONDON, N8 7GB

Office

For Rent, 3,557 Sq Ft £20.00 Per Sq Ft



Ground Floor Commercial Unit offered as a Self-Contained 'Shell' Office Unit

VR Tour Available

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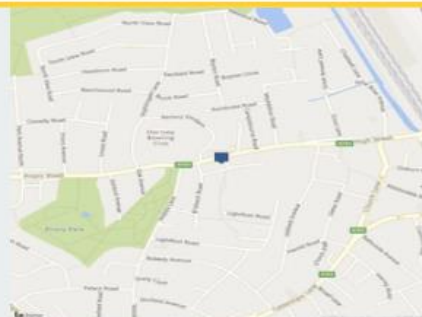
A brand new, large, first floor commercial unit offered as a self-contained 'shell' office unit. The space will have good ceiling height and good natural light from large windows to two aspects. The unit will be provided with capped-off electricity and water connections as well as drainage provision, ready for fit-out. A fully fitted option is available at an additional cost. The location benefits from excellent transport links; Hornsey station gives direct trains to Old Street/ Moorgate, and with an easy change at Finsbury Park for Kings Cross/ Thameslink/ Victoria lines, or change at Highbury and Islington for London Overground. Turnpike Lane underground is a 10 minute walk away for Piccadilly Line and potential Crossrail 2 stop in the future. The area also offers good bus links.

Highlights

- Self-Contained Entrance & Good Ceiling Height
- Private Terrace & Cycle Parking
- Car Parking Spaces may be available by Separate Negotiation

Rent	£20.00 Per Sq Ft
Business Rates (Est)	Will be assessed following construction
Building type	Office
Service Charge (Est)	TBC
EPC Rating	TBC

Floor	Size Sq Ft	Status
First Floor (Unit 4)	3,557	AVAILABLE - To Let
Total Internal Area	3,557	



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APPENDIX 2 – marketing evidence

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Office for sale
Granita Court, 9 Cross Lane, Ground Floor (Unit 1), Hornsey, London N8

£875,000
(£304.56/sq. ft)

Strettons City & City Fringe
020 8022 4551

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2,873 sq. ft

Features

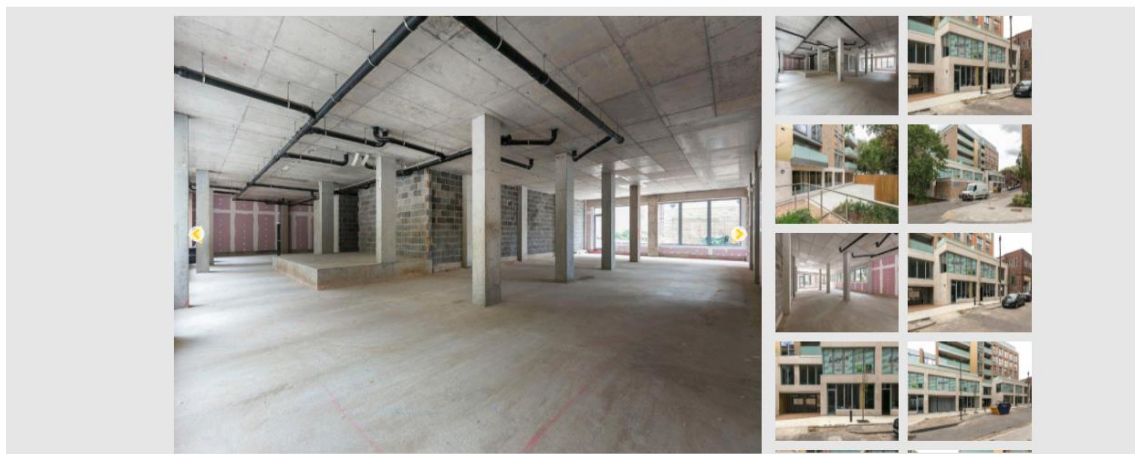
- Freehold

Home » [Property Search](#) » [Commercial](#) » Granita Court, 9 Cross Lane, Ground Floor (Unit 1), Hornsey, London, N8 7GB

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GRANITA COURT, 9 CROSS LANE, GROUND FLOOR (UNIT 1), HORNSEY, LONDON, N8 7GB

OFFICE | 2873 SQ FT | TENURE: FREEHOLD
FOR SALE £875,000 FOR THE LONG LEASEHOLD INTEREST



Property Description

- Office
- 2873 Sq Ft
- Tenure: Freehold
For Sale £875,000 For the long leasehold interest

VR Tour Available

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PrimeLocation > Commercial for sale > London > North London > Alexandra Palace > St Marys Road > Office for sale

Office for sale in Granita Court, 9 Cross Lane, Ground Floor (Unit 1), Hornsey, London N8

£875,000 (£304.56/sq. ft)

Office for sale ↗ 2,873 sq. ft*

Property details Map & nearby



Play video 1 of 13 Photo 16



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1-3 Sun Street, London, EC2A 2EP

020 8022 4551 *

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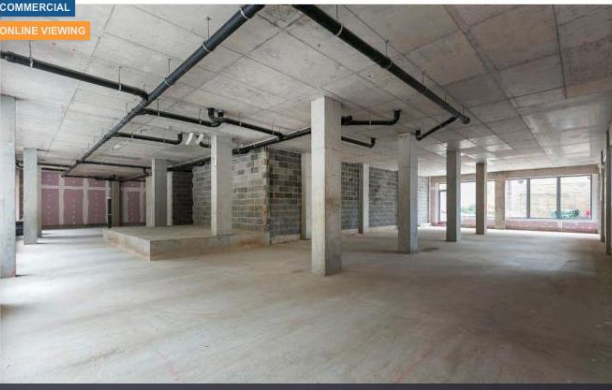
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Office for sale

Granita Court, 9 Cross Lane, Ground Floor (Unit 1), Hornsey, London, N8 7GB

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£875,000
2,873 sq. ft.

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Description Map & Street View Virtual Tour

Commercial information

2,873 sq ft (266 sq m)

Key features



SUMMARY MARKETING REPORT

UNITS 1 – 4, GRANITA COURT, 9 CROSS LANE, LONDON, N8 7GB

APPENDIX 3 – Market Availability

For Sale Map & List Report

Records	Avg. NI Yield	Avg. Price/SF	Avg. Vacancy
33	4.6%	£587	35.0%

FOR SALE LOCATIONS



FOR SALE SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	£480,000	£1,505,078	£1,250,000	£3,700,000
Price/SF	£143	£588	£588	£1K
NI Yield	4.6%	4.6%	4.6%	4.6%
Days on Market	28	496	509	1,443
Property Attributes	Low	Average	Median	High
Building SF	1,146	2,870	2,035	9,878
Floors	1	5	4	15
Typical Floor	560	3,246	1,734	14,092
Vacancy Rate	0%	35.0%	0%	100%
Year Built	1829	1989	2013	2021
Star Rating	★★★★★	★★★★★ 3.0	★★★★★ 3.0	★★★★★

For Sale Map & List Report

Property Name - Address	Property				Sale			
	Type	Yr Built	Size	Vacancy	Price	Price/Area	NI Yield	Days on Market
1 HKR Hoxton 221-227 Hackney Rd London, E2 8NA	Office/Residential ★★★★★	2021	9,878 SF	-	£2,771,250	£281/SF	-	734
2 Office Unit 259 City Rd London, EC1V 1JE	Office ★★★★★	2012	6,850 SF	0%	£3,250,000 Unit Sale	£474/SF	-	898
3 201-203 Hackney Rd London, E2 8JL	Office ★★★★★	1829	5,904 SF	100%	£2,500,000	£423/SF	-	321
4 3 New Rd London, N8 8TA	Loft/Creative Space ★★★★★	2020	5,244 SF	0%	£750,000	£143/SF	-	660
5 2-3 Hanover Yard London, N1 8YA	Office ★★★★★	1985	5,000 SF	0%	£3,700,000	£740/SF	-	383
6 Cally Yard 429-431 Caledonian Rd London, N7 9BG	Office ★★★★★	2019	4,489 SF	-	£3,150,000 Unit Sale	£702/SF	-	226
7 Office Unit Gateway Mews London, N11 2UT	Office ★★★★★	2005	3,628 SF	-	£1,800,000 Unit Sale	£496/SF	-	98
8 Chappell Lofts 10a Belmont St London, NW1 8HJ	Office ★★★★★	1866	3,601 SF	-	£3,600,000 Unit Sale	£1,000/SF	-	1,443
9 Granita Court 9 Cross Ln London, N8 7GB	Office ★★★★★	2021	3,557 SF	-	£915,000 Unit Sale	£257/SF	-	763
10 Ella Mews Cressy Rd London, NW3 2NH	Office ★★★★★	1906	3,500 SF	0%	Price Not Disclosed	-	-	636
11 Retail Unit 99-101 Kingsland Rd London, E2 8AG	Office ★★★★★	1950	3,472 SF	0%	£2,000,000 Unit Sale	£576/SF	-	1,105
12 Coachworks 14 Andre St London, E8 2AA	Office ★★★★★	2017	3,383 SF	-	£1,501,250	£444/SF	4.6%	1,090

SUMMARY MARKETING REPORT

UNITS 1 – 4, GRANITA COURT, 9 CROSS LANE, LONDON, N8 7GB

For Sale Map & List Report

Property Name - Address	Property				Sale			
	Type	Yr Built	Size	Vacancy	Price	Price/Area	NI Yield	Days on Market
 32 Leighton Rd London, NW5 2QE	Medical ★★★★★	1960	3,024 SF	100%	£2,000,000	£661/SF	-	28
 Granita Court 9 Cross Ln London, N8 7GB	Office ★★★★★	2021	2,669 SF	-	£950,000 Unit Sale	£356/SF	-	763
 Office Unit 469 Hornsey Rd London, N19 3QL	Office ★★★★★	2020	2,220 SF	-	£750,000 Unit Sale	£338/SF	-	580
 7 Torriano Mews London, NW5 2RZ	Office ★★★★★	1922	2,170 SF	100%	£1,300,000	£599/SF	-	238
 Office Unit 16 Rochester Mews London, NW1 9JB	Office ★★★★★	1990	2,035 SF	-	£1,250,000 Unit Sale	£614/SF	-	230
 Crossroads Centre 2 Westgate St London, E8 3RN	Medical ★★★★★	1890	1,929 SF	0%	£1,900,000	£985/SF	-	287
 17 Bamsbury Terrace... London, N1 1JH	Office ★★★★★	2016	1,914 SF	100%	£895,000	£468/SF	-	164
 Cally Yard 429-431 Caledonian Rd London, N7 9BG	Office ★★★★★	2019	1,873 SF	-	£1,300,000 Unit Sale	£694/SF	-	226
 Cally Yard 429-431 Caledonian Rd London, N7 9BG	Office ★★★★★	2019	1,805 SF	-	£1,250,000 Unit Sale	£693/SF	-	226
 The Timber Yard 7-15 Drysdale St London, N1 6ND	Office ★★★★★	2007	1,784 SF	-	£1,300,000 Unit Sale	£729/SF	-	615
 Office Unit 1 Baltic Pl London, N1 5AQ	Office ★★★★★	2008	1,632 SF	0%	£925,000 Unit Sale	£567/SF	-	57
 Granita Court 9 Cross Ln London, N8 7GB	Office ★★★★★	2021	1,614 SF	-	£480,000 Unit Sale	£297/SF	-	763

SUMMARY MARKETING REPORT

UNITS 1 – 4, GRANITA COURT, 9 CROSS LANE, LONDON, N8 7GB

For Sale Map & List Report

Property Name - Address	Property				Sale			
	Type	Yr Built	Size	Vacancy	Price	Price/Area	NI Yield	Days on Market
 The Cube Building 17-21 Wenlock Rd London, N1 7SL	Office ★★★★★	2015	1,587 SF	-	£1,150,000 Unit Sale	£725/SF	-	657
 Office Unit 28-36 Orsman Rd London, N1 5QJ	Office ★★★★★	2013	1,438 SF	-	£650,000 Unit Sale	£452/SF	-	166
 Indigo Mews Carysfort Rd London, N16 9AE	Office ★★★★★	2009	1,333 SF	-	£650,000 Unit Sale	£488/SF	-	232
 Office Unit 14-18 Ada St London, E8 4QU	Office ★★★★★	2000	1,316 SF	-	£795,000 Unit Sale	£604/SF	-	509
 Cally Yard 429-431 Caledonian Rd London, N7 9BG	Office ★★★★★	2019	1,264 SF	-	£885,000 Unit Sale	£700/SF	-	226
 Tanners Yard 1 - 3 Treadway St London, E2 6QB	Office ★★★★★	1990	1,153 SF	20.0%	£500,000 Unit Sale	£434/SF	-	799
 Centric Close 1-6 Centric Clos London, NW1 7EP	Office ★★★★★	2018	1,151 SF	-	£1,250,000 Unit Sale	£1,086/SF	-	513
 Centric Close 1-6 Centric Clos London, NW1 7EP	Office ★★★★★	2018	1,151 SF	-	£1,250,000 Unit Sale	£1,086/SF	-	513
 Cally Yard 429-431 Caledonian Rd London, N7 9BG	Office ★★★★★	2019	1,146 SF	-	£795,000 Unit Sale	£694/SF	-	226