

Marketing Report



Premises to the rear of 3 New Road,
Crouch End, London, N8 8TA
Produced for Mr Barry Shaw
May 2022

Marketing Report - 3 New Road, London, N8 8TA

Introduction

We have been asked to provide an update of the Marketing Report we produced (January 2021), on behalf of Barry Shaw, to confirm our continued marketing efforts to secure the sale or rental of the vacant Class E/office accommodation. The representations set out in this latest report should be read in conjunction with our original Marketing Report (January 2021) and our letter dated 18 May 2021, as well as the other supporting correspondence that has been provided by the Acorn Property Group.

Price History/Reasoning

Further to our last report, we were instructed to reduce the price in July 2021 to £1,600,000 (£290/SQFT GIA)

We continued to market the property as smaller split units. This was to try and attract smaller occupiers. In our experience smaller units can achieve a higher £ per sqft sales rate as they are more saleable. In line with the overall price reduction, we reduced the price of the smaller units to:

1. Ground floor unit 1 at £475,000 (1227sqft NIA)
2. Ground floor unit 2 at £575,000 (1324sqft NIA)
3. First and Second floors unit 3 at £750,000 (2040sqft NIA)

Currently on the market for sale are properties of a similar nature in Cross Lane N8, 0.7 miles from New Road, consisting of newly built Ground & First Floor offices -

4,283 sqft asking £1,240,000 and 3,557 sqft asking £790,000 - £290 per sqft and £222 per sqft respectively. Cross Lane is in the mixed-use commercial redevelopment area off Hornsey High Street.

Further afield on Hornsey Road N19 (1.5 miles from New Road) Ground Floor office space – 2,220 sqft asking £750,000 - £337 per sqft.

Letting

We continue to list the property to let and have been doing so since November 2017 for £157,500 - £165,000 (£30 per sqft - £31.46 per sqft GIA).

We also continue to market the accommodation for rent as smaller split units, as follows:

1. Ground floor unit 1 at £36,800 per annum, 1227sqft NIA.
2. Ground floor unit 2 at £40,000 per annum, 1324sqft NIA.
3. First and Second floors unit 3 at £61,000 per annum, 2040sqft NIA.

The price was set to get offers close to the asking and given our vast experience and understanding of the local area and given the new build quality of the property we feel this was in line with market expectations.

In terms of comparable evidence there are two within the local vicinity. There are two lettings at First and Second Floor, 1 and 2 Frederick Place, Crouch Hall Road, N8. Consisting of £35,000 per annum and 1218sqft on the first floor and £35,000 per annum over 1015sqft on the second floor.

Offers

The property continues to be marketed on our company website, and on the online property portals 'Rightmove', 'Zoopla', 'Realla', and 'Prime Location'.

During the period of marketing from November 2017 to May 2022 the property has appeared in 49,649 online searches. 1,903 people clicked to view further details. This gives a click through rate of 3.83%, which is below the branch average of 4.47%.

As confirmed in the photograph below, our 'For Sale/To Let' banner is still displayed at the Park Road entrance to the site (the photograph was taken on 21 May 2022).



Our Original Marketing Report confirms the number of requests we received to view the property, and since then (January 2021), we attach a list of further viewings since that date. In almost five years marketing, we have only received one formal offer and one verbal offer. As previously advised, the formal offer was received on 05/11/2019 - Mr PS £1,700,000. However, the offer was then revised to £1,400,000 and then they withdrew the offer completely. The potential buyer explained the commercial market is currently very soft and is no longer interested in purchasing the property.

In addition, we received a verbal offer of £1,200,000 from a Mr Ali on 13/01/2022, however even though this is substantially below market value, we asked them to submit their offer formally. They decided not want to make this a formal offer and have now removed their interest.

Conclusion

Our conclusion remains as described in our previous report, we have been marketing the property for almost 5 years and the number of enquiries and offers falls well below usual market expectations.

While the return to work continues, office occupancy rates remain below 30% and the Covid 19 pandemic has had a long-lasting impact on the commercial property market.

In addition, the current rate of CPI is 7% in the 12 months to March 2022 and the Bank of England aiming to keep the CPI rate of inflation at 2% plus or minus 1% (i.e. between 1% and 3%) and is expected to increase interest rates even further to try and curtail inflation. This will have a further impact on the commercial property market.

Given the lack of interest over the last 5 years and the current economic climate in regard to the Covid 19 pandemic and cost of living crisis, it is our opinion based on all the factors above and our vast local experience, this commercial unit in this location will continue to remain vacant for some time.

Accompanying Appendices

Appendix 1 - Property Particulars (May 2022)

Appendix 2 - Summary of Applicant Interest and Viewings

Appendix 3 - Rightmove Marketing Report (September 2021)

Appendix 4 - Evidence of Third Party Advertising

Appendix 1

Property Particulars (May 2022)



- 999 year long Leasehold
- Net Internal Area 4976sqft
- New Development
- Self-contained building
- Ground, 1st & 2nd Floor

£1,600,000
(Excluding VAT)

3 NEW ROAD, N8
B1/E OFFICE FOR SALE

0208 444 3445
www.martyngerrard.co.uk



Description:

A newly built sel-contained B1/E office with a 999 year leasehold in a shell format which is located on a private cul-de sac, positioned between Park Road & Middle Lane in the affluent neighbourhood of Crouch End. Option to purchase the freehold.

The property is within walking distance to Highgate Underground Station (Northern Line) and is well served by the numerous bus routes for the area.

The building provides a total Net Internal Area of 486.0m2 (5,244sqft).

Location:

Situated on New Road in central Crouch End, the office building is well served by numerous bus routes to Highgate Station and Finsbury Park Station providing access to Central London, making commuting to and from the city easy.

Local High Street:

Crouch End offers an attractive location, often referred to as an urban village due to its independent community feel, the area also offers plenty in the way of cafes, restaurants and art scene. Making the location of the office building an alluring place to live.



Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

- These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
- These details do not constitute any part of an offer or contract.
- All statements or details contained within these particulars are without any responsibility on any part, to Martyn Gerrard Commercial.
- All rent prices, fees and charges are quoted exclusive of VAT.
- Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.

Tenure:

999 year long Leasehold

Price:

£1,600,000 (excl. VAT)

Conditions:

Both parties responsible for their own legal costs.

Viewing:

Strictly via the owners agent, MARTYN GERRARD COMMERCIAL DEPARTMENT. Please contact a member of our commercial team on 020 8444 3445.





- 999yr long Leasehold
- Net Internal Area 189.5M2 (2040Ft2).
- New Development
- Self-contained Building
- First & second floor

£61,000

P/A

(Excluding VAT)

3 NEW ROAD, N8

B1/E OFFICE TO LET

0208 444 3445

www.martyngerrard.co.uk



Description:

This is a brand new commercial unit, over 2 floors, 1st and 2nd floor. Self-contained and comes in a shell and core condition. Will be provided with capped-off electricity and water connections as well as drainage provision, ready for fit-out. The introduction of the new use class (E) will allow for multiple use.

The building provides a total Net Internal Area of 189.5M2 (2040Ft2).

Location:

- Situated on a quiet cul-de sac turning between Park Road & Middle Lane.
- Serviced by numerous Bus routes.
- Within walking distance to Highgate Underground Station (Northern Line).

Local High Street:

Along the parade are multiple retailers such as Waitrose, Starbucks, Tesco's and Costa Coffee as well as major banks such as TSB and Halifax. Along the high street there are other smaller boutiques.



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Tenure:

999 yr long Leasehold

Price:

£61,000 P/A (Excluding VAT)

Conditions:

Both parties responsible for their own legal costs.

Viewing:

Strictly via the owners agent, MARTYN GERRARD COMMERCIAL DEPARTMENT. Please contact a member of our commercial team on 020 8444 3445.





- 999year Long Leasehold
- Net Internal Area 114M2 (1227Ft2).
- New Development
- Self -Contained Building

£36,800

P/A

(Excluding VAT)

3 NEW ROAD, N8

B1/E OFFICE TO LET

0208 444 3445

www.martyngerrard.co.uk



Description:

A brand new, ground floor commercial unit. Self-contained, comes in a shell and core condition. Will be provided with capped-off electricity and water connections as well as drainage provision, ready for fit-out. The introduction of the new use class (E) will allow for multiple use.

The building provides a total Net Internal Area of 114M² (1,227Ft²).

Location:

- Situated on a quiet cul-de sac turning between Park Road & Middle Lane.
 - Serviced by numerous Bus routes.
- Within walking distance to Highgate Underground Station (Northern Line).

Local High Street:

Along the parade are multiple retailers such as Waitrose, Starbucks Tesco's and Costa Coffee as well as major banks such as TSB and Halifax. Along the high street there are other smaller boutiques.



Tenure:

999 yr long Leasehold

Price:

£36,800 p/a (Excluding VAT)

Conditions:

Both parties responsible for their own legal costs.

Viewing:

Strictly via the owners agent, MARTYN GERRARD COMMERCIAL DEPARTMENT. Please contact a member of our commercial team on 020 8444 3445.

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- 999 yr Long Leasehold

- Net Internal Area 123M2 (1324Ft2).

- New Development

- Self -Contained Building

£40,000

P/A

(Excluding VAT)

3 NEW ROAD, N8

B1/E OFFICE TO LET

0208 444 3445

www.martyngerrard.co.uk



Description:

A brand new, ground floor commercial unit. Self-contained, comes in a shell and core condition. Will be provided with capped-off electricity and water connections as well as drainage provision, ready for fit-out. The introduction of the new use class (E) will allow for multiple use.

The building provides a total Net Internal Area of 123M² (1324Ft²).

Location:

- Situated on a quiet cul-de sac turning between Park Road & Middle Lane.
- Serviced by numerous Bus routes.
- Within walking distance to Highgate Underground Station (Northern Line).

Local High Street:

Along the parade are multiple retailers such as Waitrose, Starbucks Tesco's and Costa Coffee as well as major banks such as TSB and Halifax. Along the high street there are other smaller boutiques.



Tenure:

999 yr long Leasehold

Price:

£40,000 p/a (Excluding VAT)

Conditions:

Both parties responsible for their own legal costs.

Viewing:

Strictly via the owners agent, MARTYN GERRARD COMMERCIAL DEPARTMENT. Please contact a member of our commercial team on 020 8444 3445.

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Appendix 2

Summary of Applicant Interest and Viewings

Summary of applicant interest in 3 New Road, London, N8 8TA

Summary

The following shows a summary of applicant marketing and interest, indicating the number of those applicants still actively looking.

624 Applicants sent details of property: 448 currently live (900 brochures sent) 11 Applicants viewing property.

Source of enquiry breakdown

The following shows how applicants said they heard about MARTYN GERRARD when they originally registered.

Newspaper - Area Flyer	1 match		
Other	623 matches	1 offer	11 viewings

Viewings

The following shows a list of viewing appointments, with any follow up notes recorded.

27/04/2022 2:30 PM Simon
Follow up: The numbers don't work for him. Not enough upside - parking is an issue.

21/04/2022 3:00 PM Bola - Cancelled
Follow up: Cancelled

19/04/2022 4:30 PM Tony
Follow up: Loves the location, he is an investor and doesn't see the value, parking and access is an issue Not for him

19/04/2022 3:30 PM Nick
Follow up: A developer - looking for a project to much work for him and not enough in it.

19/01/2022 11:00 AM Charu
Follow up: Took the builder through looking to see how much it will cost to do the fit out for the school.

Follow up: Waiting on the accountant - I don't feel confident it will go anywhere.

18/01/2022 1:00 PM Keith
Follow up: He came with Tom they were really excited about the property loved the space only issue they needed to separate one for clients and one

for storage. Need to get access with pallats that could be 2m wide. Logstics seem very difficult. Parking is another issue. We will need to show that we can have at least 4 - 5 parkingbays. Need to send plans

13/01/2022 1:30 PM	Ali <i>Follow up: Will get back to me with may be higher offer by tomorrow morning</i> <i>made a verbal offer of £1.2m</i>
10/01/2022 11:30 AM	Sav <i>Follow up: He is still interested and will call back in the first week of Feb</i>
20/10/2021 3:30 PM	Mr P <i>Follow up: Having further thoughts</i>
13/09/2021 1:00 PM	Mr Mr R <i>Follow up: Not interested as need parking</i>
07/07/2021 10:30 PM	Mr CP Cancelled <i>Follow up: Not interested</i>

Appendix 3

Rightmove Marketing Report (September 2021)

Marketing report



Dear Sir/Madam

We are pleased to present your latest marketing report. This shows how your property listing has been performing on Rightmove.



Marketing report for

3 New Road, New Road London, N8 8TA

£1,600,000

PREMIUM

Listed: Oct 13, 2017

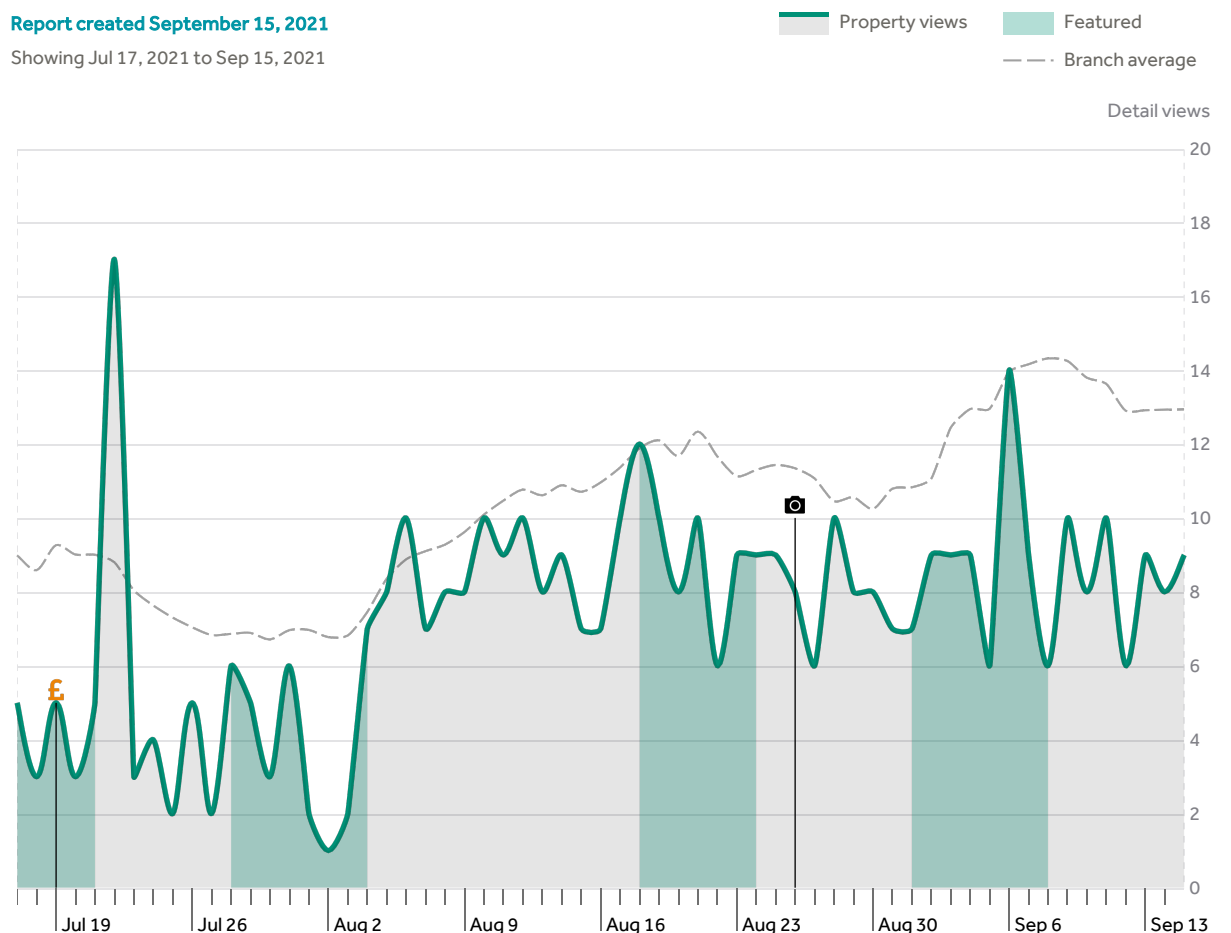
Updated: Sep 1, 2021

Views (last 60 days): 441

rightmove.co.uk/property/67052316

Report created September 15, 2021

Showing Jul 17, 2021 to Sep 15, 2021



- Jul 19, 2021 Price change (£1,800,000 to £1,600,000, -11%)
- Jul 28, 2021 Featured property added
- Aug 18, 2021 Featured property added
- Aug 26, 2021 20 photos removed
- Sep 1, 2021 Featured property added

For more information, please contact Martyn Gerrard on 020 8012 7048 or b1e11de2-1a86-4cd1-8380-3507f26126e2@i.usearea.com.

Data is derived purely from Rightmove.co.uk's internal statistics and advertisers on September 15, 2021, may be subject to specific geography or search criteria and is provided 'as is' for general interest only. Rightmove makes no warranty as to the data's suitability for any purpose and accepts no liability for any action or inaction taken as a consequence of its use.

Appendix 4

Evidence of Third Party Advertising

Commercial Properties To Let in N8 8TA

>

☆ Save search

🔔 Create Alert

3 results

Relevance

📍

☰

Prioritise properties with...

+

Add keyword



£3,333 pcm

New Road, Crouch End, London, N8
Office



COMMERCIAL

📞 Call ✉ Contact

📌 Save





£3,067 pcm

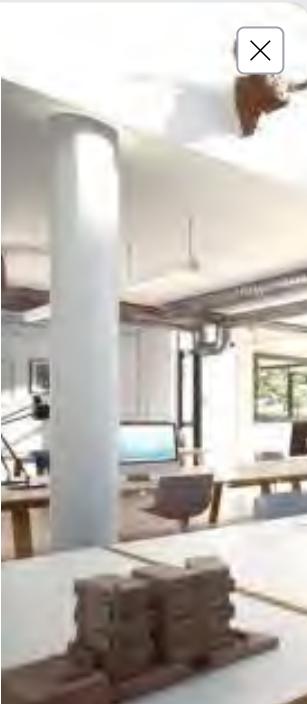
New Road, Crouch End, London, N8
Office



COMMERCIAL

 Call  Contact

 Save



£5,083 pcm

New Road, Crouch End, London, N8
Office



COMMERCIAL

Call Contact

Save

Additional commercial listings

Previous

Page 1 of 1

Next

Sold House Prices	▼
Nearby N8 8TA	▼
Suggested Links	▼
Rightmove	^
Search for sale	
Search for rent	
Commercial for sale	
Commercial to rent	
Search sold prices	
Sign in / Create account	
Blog	
Tech blog	
Resources	▼
Quick links	▼

rightmove

N8 8TA

+ 0 miles

Filters

Commercial Properties For Sale in N8 8TA

Save search

Create Alert

4 results

Relevance

Prioritise properties with...

Add keyword

1/25

£1,600,000

5,244 sq. ft.

PREMIUM LISTING

New Road, London, N8

Office for sale

COMMERCIAL

MG

MARTYN GERRARD

COMMERCIAL



New Road, Crouch End, London, N8

£750,000

£367.65 per sq. ft.

Business rates & charges may apply

MARKETED BY

Martyn Gerrard, Commercial

344 Regents Park Road Finchley
Central London N3 2LJ



SIZE AVAILABLE

 2,040 sq. ft.
(190 sq. m.)

Call: 020 8012 7048

5.

Request details




+14

Property description

Tenure: Leasehold

A newly built 999 year leasehold, 'E' use class property, in a shell-and-core format. Prime location on a private cul-de sac, just a short distance from the Clock Tower in the centre of Crouch End. The property runs over 2 floors, 1st and 2nd floor. Ideal for an office, health centre or studio.

The building provides a total Net Internal Area of 189m² (2040sqft)

Tenure:

999 year Long Leasehold

Price:

£750 000 plus Vat

Location:

- Situated off New Road and Park Road within Crouch Ends primary shopping parade, just a short distance from the Clock Tower.
- Serviced by a range of bus routes and having Highgate (Northern Line) underground and Finsbury Park (Piccadilly Line) and overland train stations as its nearest public transport link providing access to Central London, making commuting to and from the city easy.
- Benefitting from ease of access to major road networks such as the A1 and surrounding areas such as Highgate, Muswell Hill, Finsbury Park, Archway and Stroud Green.

Local High Street:

Crouch End offers an attractive location, often referred to as an urban village due to its independent community feel, the area also offers plenty in the way of cafes, restaurants and art scene. Making the location of the office building an alluring place to be.

Business Rates:

All interested party are advised to satisfy their own queries directly with the Local Authority in this regard.

Conditions:

Each party responsible for their own legal costs.



New Road, Crouch End, London, N8

£525,000

£396.53 per sq. ft.

Business rates & charges may apply

MARKETED BY

Martyn Gerrard, Commercial

344 Regents Park Road Finchley
Central London N3 2LJ



SIZE AVAILABLE

 **1,324 sq. ft.**
(123 sq. m.)

Call: 020 8012 7048

£
1,324

Request details



+3

Property description

Tenure: Leasehold

A newly built 999 year leasehold, 'E' use class property, in a shell-and-core format. Prime location on a private cul-de sac, just a short distance from the Clock Tower in the centre of Crouch End. The property is on the ground floor. Ideal for an office, health centre or studio.

The building provides a total Net Internal Area of 123M2 (1324Ft2)

Tenure:

999 year Long Leasehold (Freehold optional)

Price:

£525 000 plus Vat

Location:

- Situated off New Road and Park Road within Crouch Ends primary shopping parade, just a short distance from the Clock Tower.
- Serviced by a range of bus routes and having Highgate (Northern Line) underground and Finsbury Park (Piccadilly Line) and overland train stations as its nearest public transport link providing access to Central London, making commuting to and from the city easy.
- Benefitting from ease of access to major road networks such as the A1 and surrounding areas such as Highgate, Muswell Hill, Finsbury Park, Archway and Stroud Green.

Local High Street:

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Business Rates:

All interested party are advised to satisfy their own queries directly with the Local Authority in this regard.

Conditions:

Each party responsible for their own legal costs.


 1/6


New Road, Crouch End, London, N8

£475,000

£387.12 per sq. ft.

Business rates & charges may apply

MARKETED BY

Martyn Gerrard, Commercial

344 Regents Park Road Finchley
Central London N3 2LJ



SIZE AVAILABLE

 **1,227 sq. ft.**
(114 sq. m.)

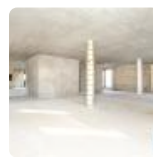
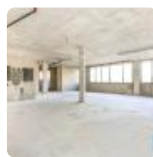
Call: 020 8012 7048

£
1,227

Request details



1



Property description

A newly built 999 year leasehold, 'E' use class property, in a shell-and-core format. Prime location on a private cul-de sac, just a short distance from the Clock Tower in the centre of Crouch End. The property is self-contained and on the ground floor. Ideal for an office, health centre or studios.

The building provides a total Net Internal Area of 114m² (1,227sqft)

Tenure:

999 year Long Leasehold

Price:

£475 000 plus Vat

Location:

- Situated off New Road and Park Road within Crouch Ends primary shopping parade, just a short distance from the Clock Tower.
- Serviced by a range of bus routes and having Highgate (Northern Line) underground and Finsbury Park (Piccadilly Line) and overland train stations as its nearest public transport link providing access to Central London, making commuting to and from the city easy.
- Benefitting from ease of access to major road networks such as the A1 and surrounding areas such as Highgate, Muswell Hill, Finsbury Park, Archway and Stroud Green.

Local High Street:

Crouch End offers an attractive location, often referred to as an urban village due to its independent community feel, the area also offers plenty in the way of cafes, restaurants and art scene. Making the location of the office building an alluring place to be.

Business Rates:

All interested party are advised to satisfy their own queries directly with the Local Authority in this regard.

Conditions:

Each party responsible for their own legal costs.

Viewing:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.
Please contact a member of our commercial team on .

Location:

- Situated on a quiet cul-de sac turning between Park Road & Middle Lane.
- Serviced by numerous Bus routes.
- Within walking distance to Highgate Underground Station (Northern Line).

Local High Street:

Along the parade are many multiple retailers such as Waitrose, Starbucks Tescos and Costa Coffee as well as major banks such as TSB and Halifax. Along the high street there are other smaller boutiques.

Tenure: 999 Year long Leasehold

Purchase Price: £575,000+VAT

Business Rates:

All interested party are advised to satisfy their own queries directly with the Local Authority in this regard.

Conditions:

Each party responsible for their own legal costs.

Viewing:

Strictly via the owners agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.
Please contact a member of our commercial team on .

Energy Performance Certificates

Picture No. 69

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Martyn Gerrard - Commercial Department
344 Regents Park Road, Finchley, N3 2LJ
Call on 020 3463 0686 (local rate)

Office for sale in New Road, London N8

£1,600,000

New Road, London N8

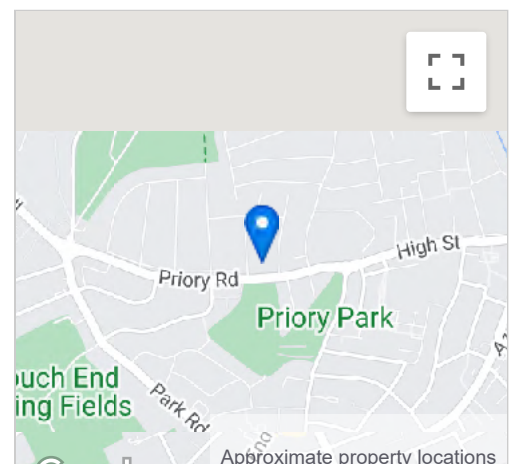


Property features

- Gross Internal Area of 486m2 (5,244sqft).
- 999 year Long Lease hold (Freehold optional)
- Prime Location
- Newly developed
- Trending area

Property description

A newly built commercial property located in the popular Crouch End area just a short distance from the famous clock tower. This 'E' use class is self-contained and runs over 3 floors. Ideal for an office, health centre or studios. Comes in a shell-and-core format ready for fit out. There is an option to purchase the freehold.



The building provides a total gross internal area of 486m2 (5,244sqft).

Tenure:
999 year Long Leasehold (Freehold optional)

Price:
£1,600,000 plus Vat

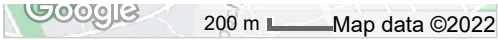
Location:
-Situated off New Road and Park Road within Crouch Ends primary shopping parade, just a short distance from the Clock Tower.
-Serviced by a range of bus routes and having Highgate (Northern Line) underground and Finsbury Park (Piccadilly Line) and overland train stations as its nearest public transport link providing access to Central London, making commuting to and from the city easy.
-Benefitting from ease of access to major road networks such as the A1 and surrounding areas such as Highgate, Muswell Hill, Finsbury Park, Archway and Stroud Green.

Local High Street:
Crouch End offers an attractive location, often referred to as an urban village due to its independent community feel, the area also offers plenty in the way of cafes, restaurants and art scene. Making the location of the office building an alluring place to be.

Business Rates:
All interested party are advised to satisfy their own queries directly with the Local Authority in this regard.

Conditions:
Each party responsible for their own legal costs.

Viewing:
Strictly via the owner's agent, Martyn Gerrard commercial department.
Please contact a member of our commercial team on .



Nearby transport

Hornsey (0.7 miles)	London City Airport (9.4 miles)	Blackfriars Millennium Pier (5.0 miles)
Crouch Hill (0.8 miles)	Heathrow Airport (16.1 miles)	Savoy Pier (5.0 miles)
Harringay (0.9 miles)	London Luton Airport (22.8 miles)	Embankment Pier (5.1 miles)

Nearby schools

Rokesly Infant & Nursery School (0.3 miles)	Highgate Wood Secondary School (0.3 miles)	Kestrel House School (SEN) (0.4 miles)
Rokesly Junior School (0.3 miles)	Hornsey School for Girls (0.5 miles)	Treehouse School (SEN) (1.1 miles)
Coleridge Primary School (0.4 miles)	Greig City Academy (0.5 miles)	Channing School (1.1 miles)

Note: Distance is shown as a straight line measurement



Martyn Gerrard - Commercial Department

344 Regents Park Road, Finchley, N3 2LJ

Call on 020 3463 0686 (local rate)

Office to let in New Road, Crouch End, London N8

£40,000 pa (£769 pw)

New Road, Crouch End, London N8



Property description

A brand new, ground floor commercial unit. Self-contained, comes in a shell and core condition. Will be provided with capped-off electricity and water connections as well as drainage provision, ready for fit-out. The introduction of the new use class (E) will allow for multiple use.

The building provides a total Net Internal Area of 123M2 (1324Ft2)

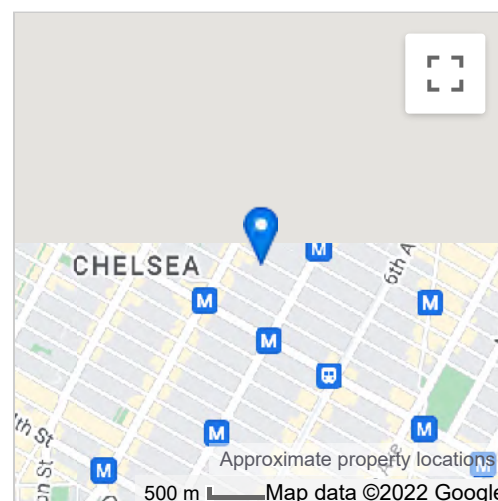
Location:

- Situated on a quiet cul-de sac turning between Park Road & Middle Lane.
- Serviced by numerous bus routes.
- Within walking distance to Highgate Underground Station (Northern Line).

Local High Street:

Along the parade are many multiple retailers such as Waitrose, Starbucks Tesco's and Costa Coffee as well as major banks such as tsb and Halifax. Along the high street there are other smaller boutiques.

Tenure: 999 yr long Leasehold



Purchase Price: £625,000+VAT

Business Rates:

All interested party are advised to satisfy their own queries directly with the Local Authority in this regard.

Conditions:

Each party responsible for their own legal costs.

Viewing:

Strictly via the owners agent, Martyn Gerrard commercial department.

Please contact a member of our commercial team on .

Note: Tenant fees may apply. Details available on request from agent.



Martyn Gerrard - Commercial Department

344 Regents Park Road, Finchley, N3 2LJ

Call on 020 3463 0686 (local rate)

Office to let in New Road, Crouch End, London N8

£36,800 pa (£708 pw)

New Road, Crouch End, London N8



Property description

A brand new, ground floor commercial unit. Self-contained, comes in a shell and core condition. Will be provided with capped-off electricity and water connections as well as drainage provision, ready for fit-out. The introduction of the new use class (E) will allow for multiple use.

The building provides a total Net Internal Area of 114m² (1,227sqft)

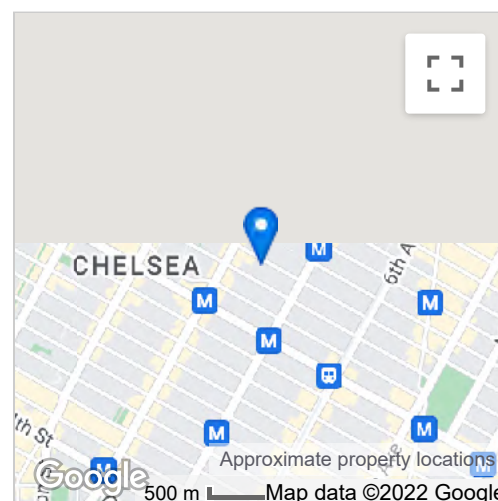
Location:

- Situated on a quiet cul-de sac turning between Park Road & Middle Lane.
- Serviced by numerous Bus routes.
- Within walking distance to Highgate Underground Station (Northern Line).

Local High Street:

Along the parade are many multiple retailers such as Waitrose, Starbucks Tesco's and Costa Coffee as well as major banks such as tsb and Halifax. Along the high street there are other smaller boutiques.

Tenure: 999 Year long Leasehold



Purchase Price: £575,000+VAT

Business Rates:

All interested party are advised to satisfy their own queries directly with the Local Authority in this regard.

Conditions:

Each party responsible for their own legal costs.

Viewing:

Strictly via the owners agent, Martyn Gerrard commercial department.

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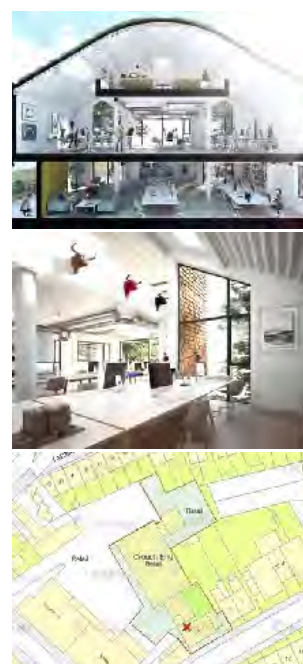
Martyn Gerrard - Commercial Department

344 Regents Park Road, Finchley, N3 2LJ

Call on 020 3463 0686 (local rate)

Office to let in New Road, Crouch End, London N8

£61,000 pa (£1,173 pw)
New Road, Crouch End, London N8



Property description

This is a brand new commercial unit over the first and second floor. The unit is self-contained and comes in a shell and core condition. It will be provided with capped-off electricity and water connections as well as drainage provision, ready for fit-out. The introduction of the new use class (E) will allow for multiple use.

The building provides a total Net Internal Area of 189m² (2040sqft)

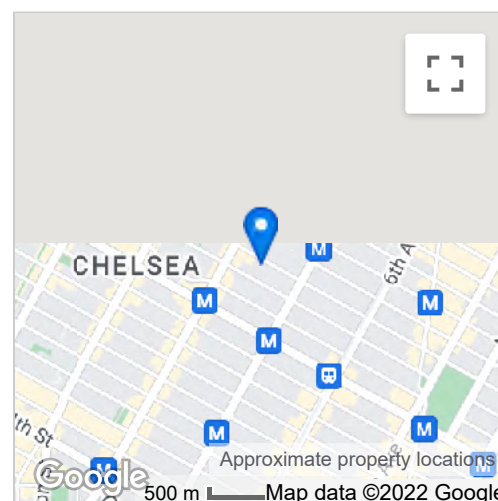
Location:

- Situated on a quiet cul-de sac turning between Park Road & Middle Lane.
- Serviced by numerous bus routes.
- Within walking distance to Highgate Underground Station (Northern Line).

Local High Street:

Along the parade are many multiple retailers such as Waitrose, Starbucks Tesco's and Costa Coffee as well as major banks such as tsb and Halifax. Along the high street there are other smaller boutiques.

Located on a private cul-de sac turning, positioned between Park Road & Middle Lane in the affluent neighbourhood of Crouch End.



Tenure: 999yr long leasehold

Purchase Price: £895,000+VAT

Business rates:

All interested party are advised to satisfy their own queries directly with the Local Authority in this regard.

Conditions:

Each party responsible for their own legal costs.

Viewing:

Strictly via the owners agent, Martyn Gerrard commercial department.

Please contact a member of our commercial team on .

Note: Tenant fees may apply. Details available on request from agent.

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£425,000 (£265.52/sq. ft) Floor plan

1,614 sq. ft*

Office for sale

Unit 3 - First Floor Right, 9 Cross Lane, Hornsey, London N8

Brand new first floor commercial unit offered as a self-contained 'shell' office unit ready for final fit-out in Hornsey N8.

Dominion, EC2A



£475,000 (£387.12/sq. ft)



1,227 sq. ft*

Office for sale

New Road, Crouch End, London N8

A newly built 999 year leasehold, 'E' use class property, in a shell-and-core format. Prime location on a private cul-de sac, just a short distance from the Clock Tower in the centre of Crouch End. The property is self-contained and on the (truncated)

Martyn Gerrard - Commercial
Department, N3



£525,000 (£396.53/sq. ft)



1,324 sq. ft*

Office for sale

New Road, Crouch End, London N8

A newly built 999 year leasehold, 'E' use class property, in a shell-and-core format. Prime location on a private cul-de sac, just a short distance from the Clock Tower in the centre of Crouch End. The property is on the ground floor. Ideal (truncated)

Martyn Gerrard - Commercial
Department, N3

£750,000 (£367.65/sq. ft)





↗ 2,040 sq. ft*

[Office for sale](#)

New Road, Crouch End, London N8

A newly built 999 year leasehold, 'E' use class property, in a shell-and-core format. Prime location on a private cul-de sac, just a short distance from the Clock Tower in the centre of Crouch End. The property runs over 2 floors, 1st and 2nd (truncated)

Martyn Gerrard - Commercial
Department, N3



£790,000 (£222.1/sq. ft) From  Dominion

↗ 3,557 sq. ft*

[Office for sale](#)

Unit 4 - First Floor Left, 9 Cross Lane, Hornsey, London N8

Brand new, large, first floor commercial unit offered as a self-contained 'shell' office unit ready for final fit-out in Hornsey N8.

Dominion, EC2A



112

£790,000 (£222.1/sq. ft) From 

↗ 3,557 sq. ft*

[Office for sale](#)

Granita Court, Unit 4, 9 Cross Lane First Floor, Hornsey, London N8

First Floor Affordable Workspace For Sale

Strettons City & City Fringe, EC2A



15

£815,000 (£305.36/sq. ft) From  Dominion

<https://www.zoopla.co.uk/for-sale/commercial/property/london/n8/hornsey-crouch-end/>

3/6

Commercial property to let in New Road, London N8

1 - 3 of 3

25

Lowest price

Filter your 3 results

Clear filters

Property type

☐ Offices (9)

☐ Retail premises (15)

Keywords

e.g. 'showroom' or 'investment'

Keyword search allows you to find properties that include specific words e.g. pool.

Create email alert

Save this search

Draw your search



£36,800 pa (£3,067 pcm)



Tenancy information

Office to let

New Road, Crouch End, London N8

A brand new, ground floor commercial unit. Self-contained, comes in a shell and core condition. Will be provided with capped-off electricity and water connections as well as drainage provision, ready for fit-out. The introduction of the new (truncated)

Martyn Gerrard - Commercial
Department, N3



£40,000 pa (£3,333 pcm)



Tenancy information

Office to let

New Road, Crouch End, London N8

A brand new, ground floor commercial unit. Self-contained, comes in a shell and core condition. Will be provided with capped-off electricity and water connections as well as drainage provision, ready for fit-out. The introduction of the new (truncated)

Martyn Gerrard - Commercial
Department, N3



21

£61,000 pa (£5,083 pcm)



[Tenancy information](#)

[Office to let](#)

New Road, Crouch End, London N8

This is a brand new commercial unit over the first and second floor. The unit is self-contained and comes in a shell and core condition. It will be provided with capped-off electricity and water connections as well as drainage provision, (truncated)

Martyn Gerrard - Commercial
Department, N3

We also found these nearby properties that meet your search criteria:



5

£5,196 pa (£433 pcm)



[Tenancy information](#)

[Office to let](#) **Just added**

Stroud Green Road, Stroud Green N4

Available immediately

Service office available in high street located close to Finsbury Park station N4. Room measures 2.25m by 4.09m. Within a mile walk from Finsbury Park Tube N4.

Northview, N4

£6,670 pa (£12.75/sq. ft. pa)



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n8 8ta



Filters

3

UK property for sale > ... > N8 8TA

4 Commercial properties for Sale in N8 8TA

3 Sneak Peeks

Newest listing

Save search



COMMERCIAL FOR SALE

£750,000

0

New Road, Crouch End, London, N8

A newly built 999 year leasehold, 'E' use class property, in a shell-and-core format. Prime location on a private cul-de sac, just a short distance from the Clock Tower in the centre of Crouch End. The property runs over 2 floors, 1st and 2nd floor. Ideal for an office, health centre or studio.

Listed >28 days



COMMERCIAL FOR SALE



£525,000

New Road, Crouch End, London, N8

A newly built 999 year leasehold, 'E' use class property, in a shell-and-core format. Prime location on a private cul-de sac, just a short distance from the Clock Tower in the centre of Crouch End. The property is on the ground floor. Ideal for an office, health centre or studio.

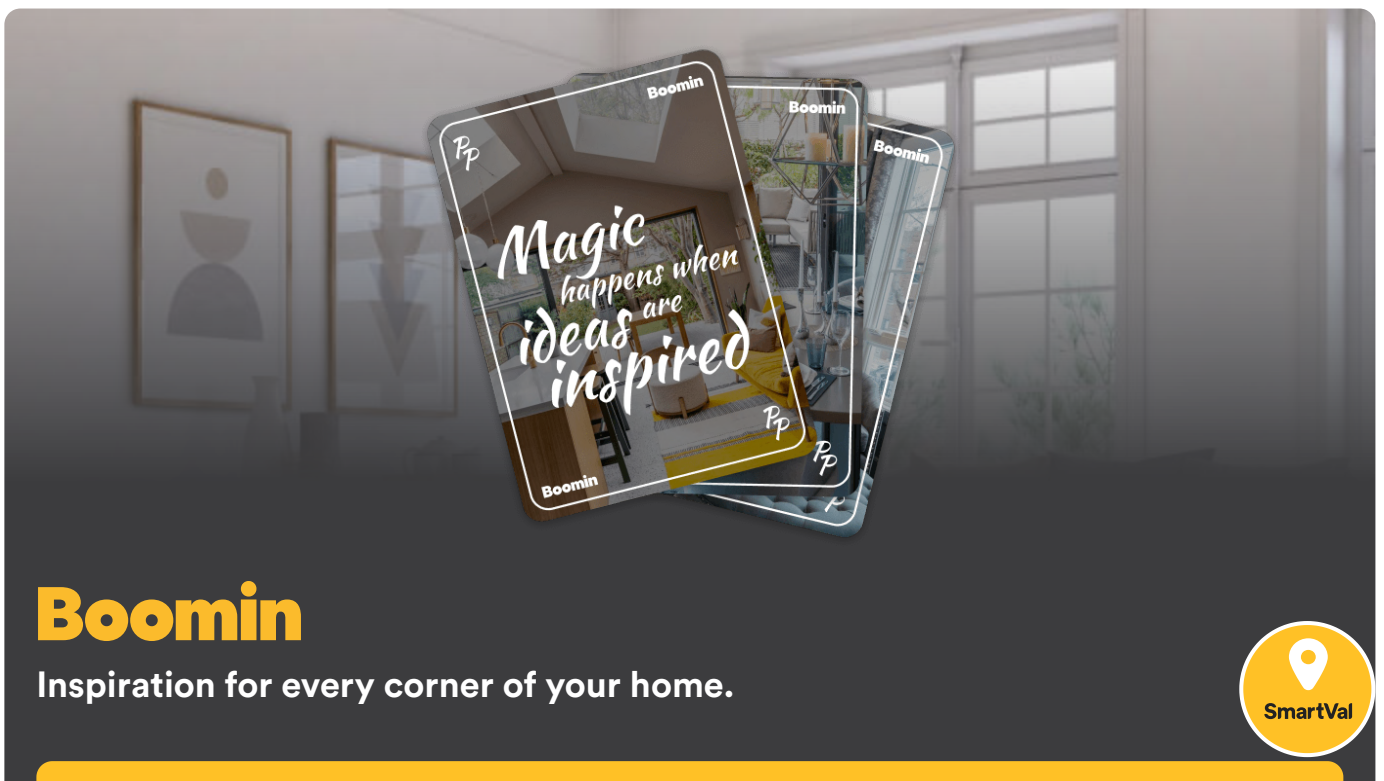
Listed >28 days

**COMMERCIAL FOR SALE****£475,000**

New Road, Crouch End, London, N8

A newly built 999 year leasehold, 'E' use class property, in a shell-and-core format. Prime location on a private cul-de sac, just a short distance from the Clock Tower in the centre of Crouch End. The property is self-contained and on the ground floor. Ideal for an office, health centre or studios. ...

Listed >28 days



Boomin

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COMMERCIAL FOR SALE

£1,600,000

New Road, London, N8

- Gross Internal Area Of 486m2 (5,244sqft).
- 999 Year Long Lease Hold (Freehold Optional)
- Prime Location
- Newly Developed

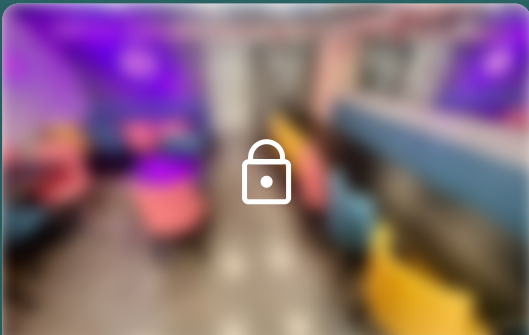
Listed >28 days



 Sneak Peek

3 found

Book viewings of properties up to 14 days before their full details are available. [Learn more](#)



COMMERCIAL FOR SALE

**Get early access to
this property**



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this property**

