

Marketing Report



Premises to the rear of 3 New Road,
Crouch End, London, N8 8TA
Produced for Mr Barry Shaw
January 2021

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

Introduction

Martyn Gerrard Commercial Department has been letting and selling commercial property in the area for over 50 years and we have vast experience and local knowledge to allow us to guide vendors with their aspirations on rental and sales values.

We have been asked to produce a marketing report on behalf of Barry Shaw to show the extent of the marketing campaign, to provide evidence that the prices being quoted throughout the marketing period were the true Open Market Value of the premises and explain how these values were adjusted over the period to take into account the changes in the office market.

The Premises

The premises forms part of a recently developed mixed use scheme comprising circa 5000ft² of office accommodation at ground floor, part first and part second floor.

The premises is a back land site at the rear of 3 New Road and fronts the parking area for Coulsden Court a mainly residential building owned by Metropolitan Housing.

The office has no allocated parking.

The property is situated in a location where residential property is particularly sought after as it is in close proximity to the centre of Crouch End. New Road is off Park Road, the main thoroughfare into Crouch End. This end of Park Road has a secondary shopping parade.

New Road is a residential street made up of two and three storey late Victorian houses, some of which have been converted into self-contained flats. Over the years we have been involved with the sale or letting of many residential, retail and restaurant properties on these and surrounding roads.

Summary

Martyn Gerrard Commercial Dept. began low key, off plan marketing in late 2017 and targeted rental and owner occupiers whose requirements matched the property details without listing this online and with minimal marketing material. The initial response was positive however the back land nature of the site and lack of parking deterred anyone from making an offer.

A CGI of the exterior of the property was prepared, wider scale marketing began with the property appearing online on Rightmove in November 2017.

Additional CGI's and a brochure were produced in April 2018.

Price History/Reasoning

Crouch End is a largely residential/retail area with very limited office accommodation mainly due to the fairly low access to public transport. As such there was very limited office rentals/sales to be able to build up a comprehensive database of comparable evidence.

There was no direct comparable mixed-use property on the market or recently sold in the area at the time this property originally came to market, so our advice on value was given from our experience of the local residential and commercial property market.

Given our vast experience and understanding of the local area the initial sales asking price was set in November 2017 at £2,200,000 (£399/SQFT GIA).

This price was set, in our opinion, in line with market expectations at the time and we were hoping to achieve a sale price close to £2,200,000.

In May 2019 the asking price was reduced to £2,000,000 (£363/SQFT GIA).

The price was reduced again in July 2019 to £1,800,000 (£326/SQFT GIA)

We started 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:

1. Ground floor unit 1 at £575,000 (1227sqft NIA)
2. Ground floor unit 2 at £625,000 (1324sqft NIA)
3. First and Second floors unit 3 at £895,000 (2040sqft NIA)

A For Sale/To Let banner was also placed on Park Road, the sign at the front of the site also advertises the accommodation as available to let, see photo in appendix.

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 2,873 sqft asking £875,000 - £290 per sqft and £304 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 £800,000 - £360 per sqft.

Letting

The property has been listed for rent since November 2017 for £157,500 - £165,000 (£30 per sqft - £31.46 per sqft GIA).

We also started to market for rent the 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.

Marketing

The property has been listed on the following major portals:

[MG website](#)

[Rightmove](#)

[Zoopla & Prime Location](#)

The property has been advertised in our **Property Review Magazine**

[Spring 2019 Edition](#)

[Summer 2019 Edition](#)

[Winter 2019/2020 Edition](#)

This magazine is distributed to 100,000 addresses across North & North West London

Enquiries

The property has so far been matched to 371 unique applicants on our database. They have been sent online details and called.

32 further brochures have been sent out to other enquiries.

During the period of marketing from November 17 to January 21 the property has appeared in 48,965 online searches.
1,737 people clicked to view further details. This gives a click through rate of 3.5%, which is below the branch average of 4.35%.

Viewings

From the enquires we received we have had requests to view the property from eight qualified applicants. Three cancelled before the appointments took place.

Below is a summary of the viewings that have been carried out.

18/05/2020 10:00 AM Mr JP

Follow Up: They liked the space actually a little bit bigger than what they needing. Don't like the space around the property all the residents looking into the property. Too closed in for them. Needing a space to be creative. Studio for video and photography. Space needs to be a cycle distance around Crouch End.

21/10/2019 4:30 PM Ms MZ - Cancelled

Follow up: Need to pay VAT therefore not interested anymore

18/10/2019 10:30 AM Mr PS

Follow up: Positive meeting - they seemed keen. Will possibly offer. Decided due to the back land nature of the site and lack of parking the premises was not suitable

07/10/2019 5:15 PM Mr PS - Cancelled *Follow up: Will Rearrange*

07/10/2019 4:00 PM Mr C - Cancelled *Follow up: No Answer*

20/08/2019 10:00 AM Mr TW

Follow up: Positive - need to do some legwork and investigate further, before making an offer.

Further Follow up: No longer interested.

11/01/2019 9:30 AM Mr CM

Follow up: looks interesting - comes down to price and parking.

Further Follow up: Not interested.

04/08/2020 2:00 PM Mrs LC-S

Follow up: Nice site but no parking, not interested.

Offers

In the three years marketing period we have only received one formal offer. This 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 has explained the commercial market is currently very soft and is no longer interested in purchasing the property.

Market Comment and Outlook

The commercial property market remains extremely fragile.

Pre Covid, activity was starting to recover from a turbulent end to 2019. While the fallout from Brexit was still crystallising, a Government with a strong mandate and healthy parliamentary majority, meant some stability and positivity was returning. Activity and demand, although low, was relatively strong.



The majority of demand from Buyers/investors is for property up to a price of £1,000,000 and parking is essential for any office accommodation.



The Covid 19 pandemic has turned everything on its head. Demand and enquiries have disappeared and it is impossible to make any short- or medium-term forecast. However, the office market will remain fragile for the foreseeable future.

Conclusion.

Martyn Gerrard Commercial Department has been marketing these premises for over 3 years and the number of enquiries and offers falls well below usual market expectations.

The key issues facing the property are as follows:

- The unit is considered to be in an undesirable location for office use, as the unit is in a tertiary location setback from the main road.
- The surrounding area (being predominantly residential) is not generally considered as a target location for businesses. The preference is for established commercial locations (i.e. Wood Green/Finsbury Park)
- The unit is not in easy walking distance of any train stations which is a necessity for many businesses (e.g. Highgate tube station is a 20 minute walk).
- The unit has no car parking provision, which given the size of the unit and the estimated number of employees and visitors is an issue.
- The unit, being within a gated development with immediately adjoining residential uses, is not considered to provide a suitable environment for wholly business purposes.

Given the lack of interest over the last 3 years and the current climate in regards to the Covid 19 pandemic, it is our opinion based on all the factors above and our vast local experience, this unit, location will continue to remain vacant for some time.

Appendix 1

Property Particulars (November 2017)



- Freehold
- Net Internal Area 289.0M² (5,244 Ft²).
- New Development
- Entire Self - Contained Building
- Ready for Tenants Fit-out in September 2019

PURCHASE
PRICE:
£2,200,000



3 NEW ROAD, N8
B1 OFFICE BUILDING (SHELL) FOR SALE

0208 444 3445
martyngerrard.co.uk

Description:

B1 freehold self-contained office building in a shell format which is located on a private cul-de sac turning, positioned between Park Road & Middle Lane in the affluent neighbourhood of Crouch End.

The property is within easy 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 (5,244 Ft²)

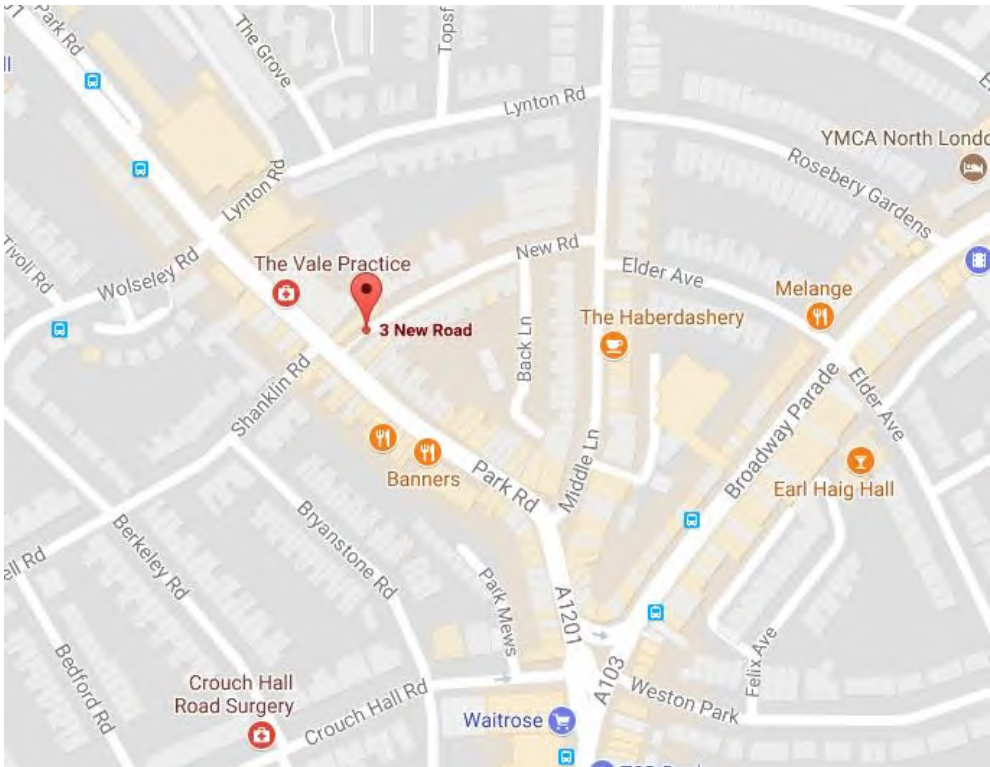
Location:

- 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).

Floor Areas:

Grd - 289 M² (3,114 sq ft)

LG - 197.88M² (2,130 sq ft)



Awaiting Floor Plan

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.

Purchase Price: £1,800,000

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.

Penalties:

Penalties in place if the property is not delivered in September 2019

Viewing:

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



Appendix 2

Property Sales Brochure (April 2018)



OFFICE BUILDING AT NEW ROAD N8



NEW BUILD B1 ENTIRE
OFFICE BUILDING AVAILABLE
PRICE: £2,200,000



BUILDING YOUR BUSINESS

The office building at new road is a brand new development comprising an entire B1 self-contained office. Offering an Gross Internal Area of 5,505 Ft² over three floors, this open plan office is an ideal work space for your business.

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.

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





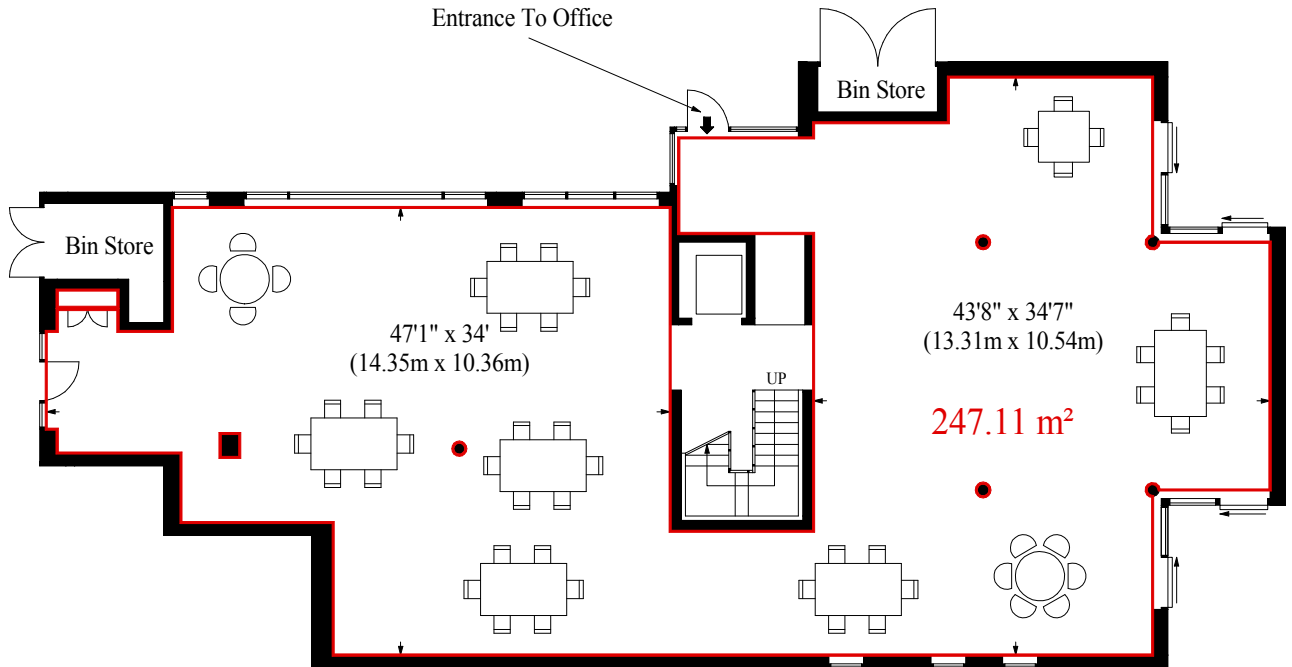
CGI of office interior at New Road N8

OFFICE SPACE AT NEW ROAD

GROUND FLOOR:
3,114 sqft

New office building, New Road N8.
Ready for tenants Fit-out September 2019

The building provides a total
Gross Internal Area of 5, 505 Ft²



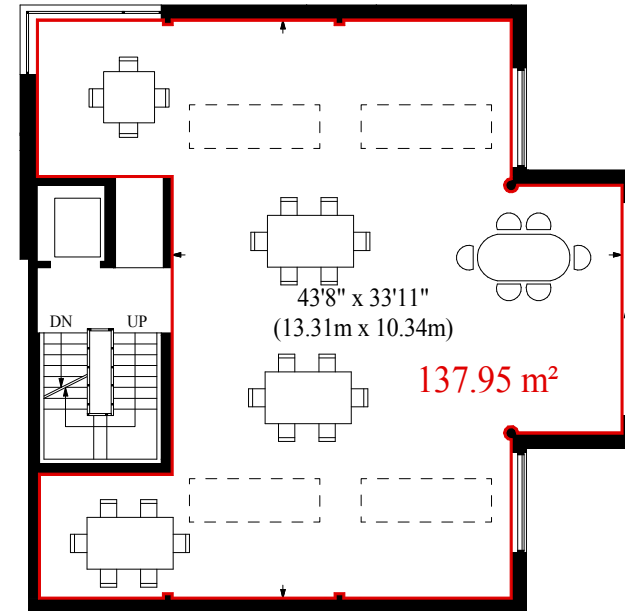
Ground Floor

OFFICE SPACE AT NEW ROAD

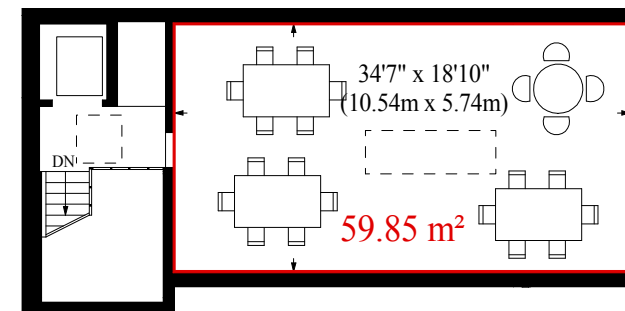
FIRST & SECOND FLOOR:
2, 130 sqft

New office building, New Road N8.
Ready for tenants Fit-out September 2019

The building provides a total
Gross Internal Area of 5, 505 Ft²



First Floor



Second Floor

IMPORTANT INFORMATION

Tenure:

Available by way of a new FRI lease by arrangement. OR as a commercial investment Sale and Leaseback (with a pre agreed Lease)

Rental:

£157,500 - £165,000 exclusive

Business Rates:

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

Conditions:

Ingoing tenant to be responsible for both parties reasonable legal costs.

References:

A charge of £100 + VAT is payable for taking up references on behalf of the proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

CONTACT:

Martyn Gerrard Commercial

0208 444 3445

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Viewing:

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Appendix 3

Property Particulars (May 2019 to February 2021)



OFFICE BUILDING AT NEW ROAD N8



NEW BUILD B1 ENTIRE
OFFICE BUILDING AVAILABLE
PRICE: £2,000,000



BUILDING YOUR BUSINESS

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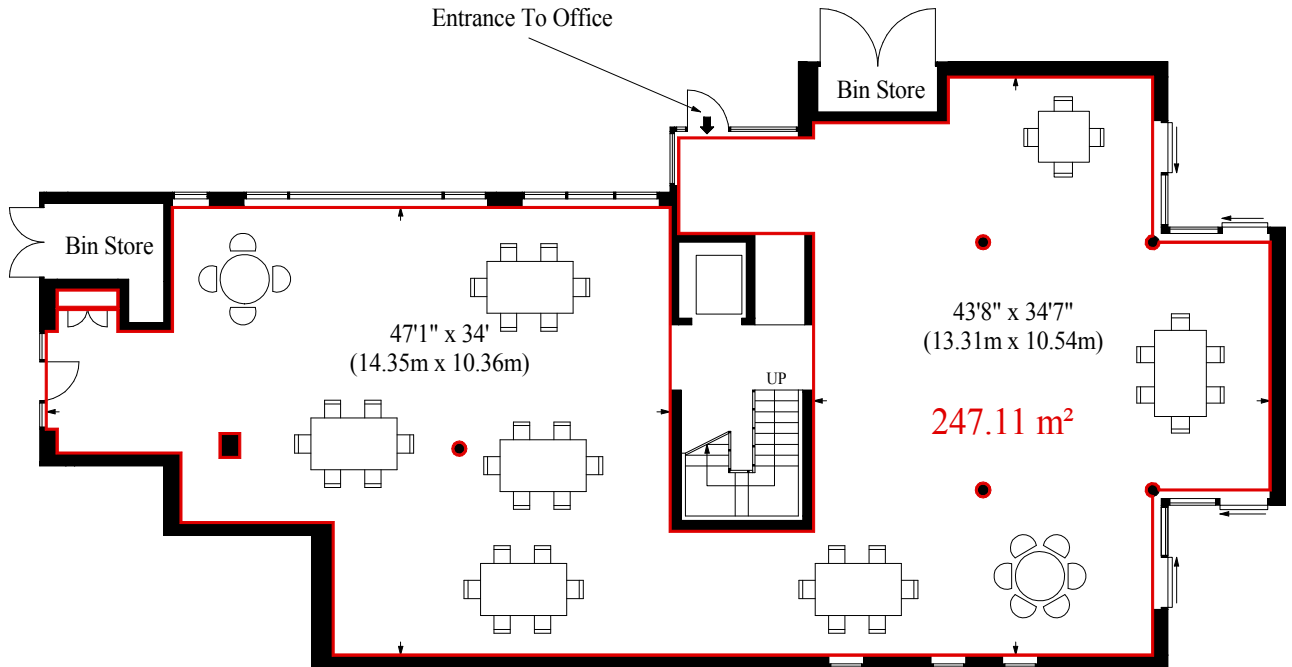
CGI of office interior at New Road N8

OFFICE SPACE AT NEW ROAD

GROUND FLOOR:
3,114 sqft

New office building, New Road N8.
Ready for tenants Fit-out September 2019

The building provides a total
Gross Internal Area of 5, 505 Ft²



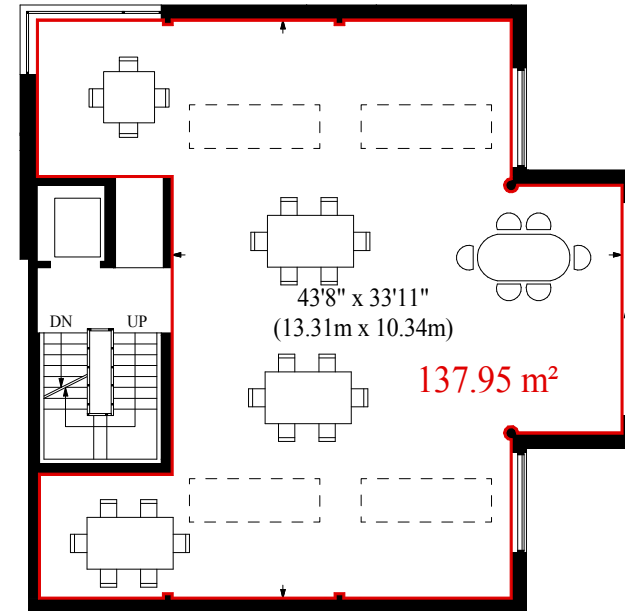
Ground Floor

OFFICE SPACE AT NEW ROAD

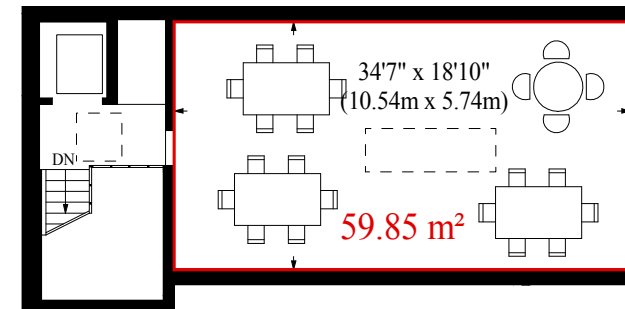
FIRST & SECOND FLOOR:
2, 130 sqft

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Ready for tenants Fit-out September 2019

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First Floor



Second Floor

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- Freehold
- Net Internal Area 289.0M² (5,244 Ft²).
- New Development
- Entire Self - Contained Building
- Ready for Tenants Fit-out in September 2019

PURCHASE
PRICE:
£1,800,000



3 NEW ROAD, N8
B1 OFFICE BUILDING (SHELL) FOR SALE

0208 444 3445
martyn Gerrard.co.uk

Description:

B1 freehold self-contained office building in a shell format which is located on a private cul-de sac turning, positioned between Park Road & Middle Lane in the affluent neighbourhood of Crouch End.

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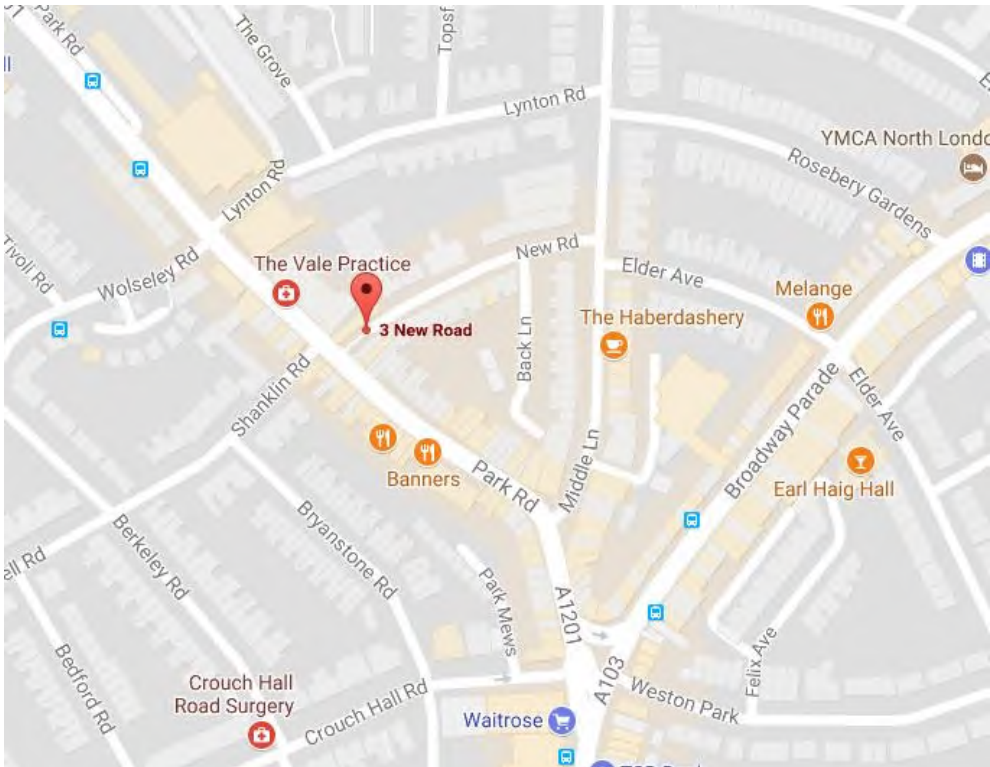
Location:

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- Serviced by numerous Bus routes.
- Within walking distance to Highgate Underground Station (Northern Line).

Floor Areas:

Grd - 289 M² (3,114 sq ft)

LG - 197.88M² (2,130 sq ft)



Awaiting Floor Plan

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Purchase Price: £1,800,000

Business Rates:

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Conditions:

Each party responsible for their own legal costs.

Penalties:

Penalties in place if the property is not delivered in September 2019

Viewing:

Strictly via the owner's 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

PURCHASE
PRICE:
£625,000
Plus Vat



3 NEW ROAD
OFFICE

N8
FOR SALE

0208 444 3445
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.

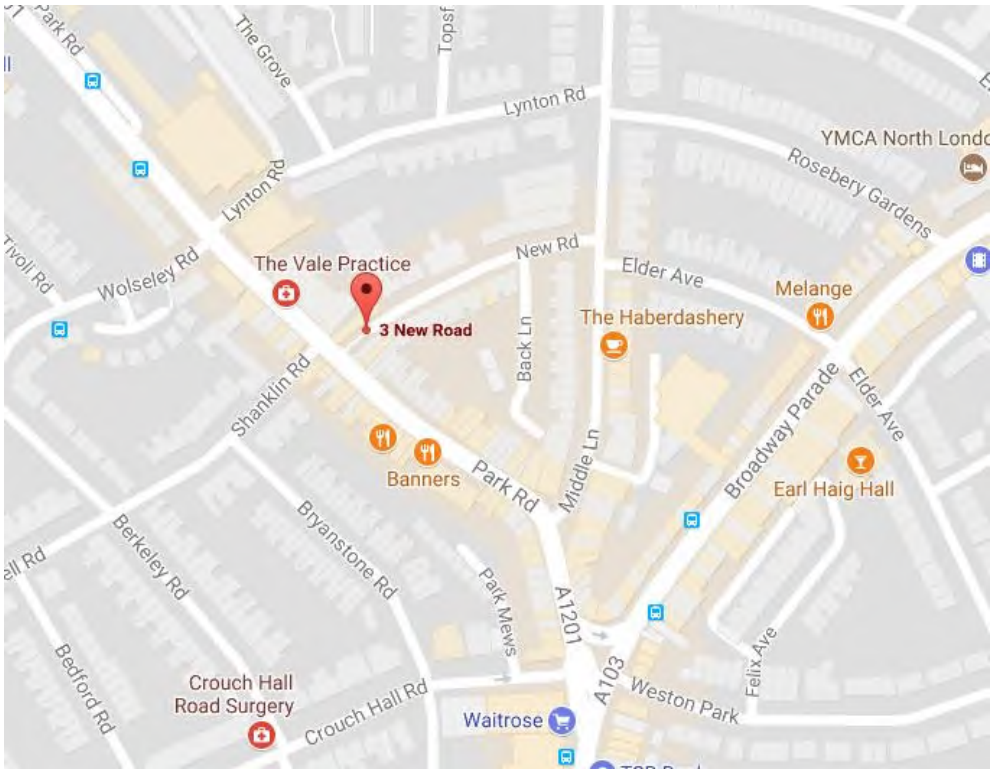
The building provides a total Net Internal Area of 123M² (1324Ft²)

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 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.



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Tenure: 999 yr Long Leasehold

Purchase Price: £625,000 Plus vat

Business Rates:

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Conditions:

Each party responsible for their own legal costs.

Viewing:

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- 999yr Long Leasehold
- Net Internal Area 189.5M² (2040Ft²).
- New Development
- Self -Contained Building
- First and second Floor

PURCHASE
PRICE:
£895,000
Plus Vat



3 NEW ROAD, CROUCH END
OFFICE FOR SALE

N8

0208 444 3445
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)

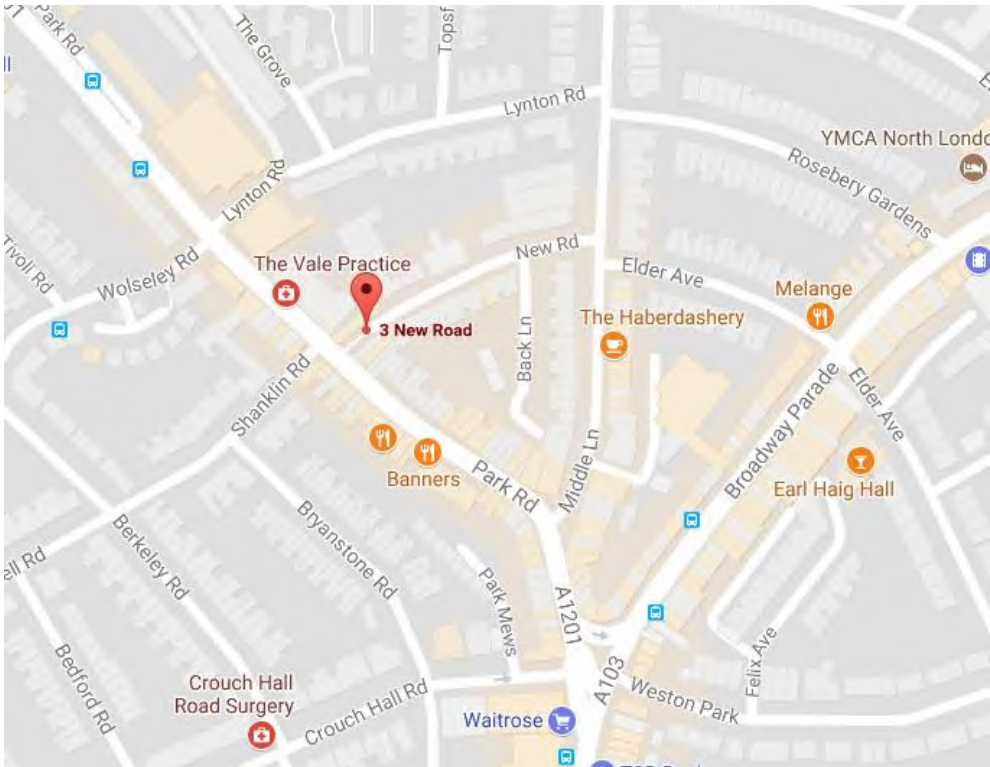
Location:

- 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 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.

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



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Tenure: 999yr Long leasehold

Purchase Price: £895,000 Plus 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:

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- 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:

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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

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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:

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- 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.



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 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.





COMMERCIAL DEPARTMENT
146 High Road, East Finchley, London N2 9ED
T: 020 8444 3445 E: comm@martyngerrard.co.uk
DX 57278 Finchley 2 www.martyngerrard.co.uk 50
years of fulfilling dreams

Appendix 4

Property Review Magazine
(Spring 2019)

MG

SUMMER 2019



YOUR PROPERTY REVIEW



High Road, N12

- Total floor area 505 M² (5436 Ft²)
- Bright open-plan shop
- Rear access and provision for goods lift
- Basement 2.4 m head room GIA 262 M² (2820.14 Ft²)
- High footfall



OIEO £90,000 PAX

This prime A1 retail site is situated at the junction of High Road & Woodside Park Road, leading to Woodside Park Underground Station Northern Line (with trains to central London).

The High Road has many multiple retailers located on it, such as Lloyds Bank, Costa Coffee, Boots, River Island, Sainsbury's and Thomas Cook as well as numerous independent retailers.



102 Alexandra Park Road, N10 £35,000 PAX

- A1 Licence
- To Let
- Split over two floors
- Close proximity to Alexandra Park



3 Burnt Oak Broadway, HA8

£20 PPS

- A1/A2/A3 Licence
- To Let
- Shell condition
- Premium property



Galley House, EN5

£460,000 SoF

- B1 Office space
- Vacant on possession
- Office has been newly refurbished
- Short distance from High Barnet Station



6 Ashbourne Parade, NW11

£28,000 PAX

- A1 Licence
- To Let
- Grant of a new lease
- Located close to the North Circular



164 Ballard's Lane, N3

£780,000 FH

- A1 Shop
- Two bed flat above
- Tenanted investment
- Located on the North end of Ballard's Lane



331 Ballard's Lane, N12

£28,000 PAX

- A2 Licence
- To Let
- High footfall
- Extra storage at the rear



3 New Road, N8

£1,800,000 FH

- B1 Office space (shell condition)
- Split over 3 floors
- Desirable area
- Gross internal area 4,976 ft²



With 18 years property experience, Gary pulls from his wealth of knowledge giving his clients the best possible service.

For further information or to arrange a viewing, please call **020 8444 3445** or email **comm@martyngerrard.co.uk**



BARNET

4 Exchange Buildings, High Street, Barnet EN5 5SY
T: 020 8440 2444
E: EN5@martyngerrard.co.uk

CROUCH END

45 The Broadway, Crouch End N8 8DT
T: 020 8348 5135
E: N8@martyngerrard.co.uk

EAST FINCHLEY

66/68 High Road, East Finchley N2 9PN
T: 020 8883 0077
E: N2@martyngerrard.co.uk

FINCHLEY CENTRAL

365 Regents Park Road, Finchley Central N3 1DE
T: 020 8346 0102
E: N3@martyngerrard.co.uk

NORTH FINCHLEY

773 High Road, North Finchley N12 8JY
T: 020 8445 2222
E: N12@martyngerrard.co.uk

KENTISH TOWN

304 Kentish Town Road, Kentish Town NW5 2TH
T: 020 7267 3737
E: NW5@martyngerrard.co.uk

MILL HILL

109 The Broadway, Mill Hill NW7 3TG
T: 020 8906 0660
E: NW7@martyngerrard.co.uk

MUSWELL HILL

300 Muswell Hill Broadway, Muswell Hill N10 2QR
T: 020 8444 3388
E: N10@martyngerrard.co.uk

SOUTHGATE

85 Chase Side, Southgate N14 5BU
T: 020 8886 2094
E: N14@martyngerrard.co.uk

WHETSTONE

1286 High Road, Whetstone N20 9HH
T: 020 8446 2111
E: N20@martyngerrard.co.uk

LAND & NEW HOMES

344 Regents Park Road, Finchley N3 2LJ
T: 020 8349 0515
E: landandnewhomes@martyngerrard.co.uk

COMMERCIAL

344 Regents Park Road, Finchley N3 2LJ
T: 020 8444 3445
E: comm@martyngerrard.co.uk

LETTINGS & BLOCK MANAGEMENT

197 Ballards Lane, Finchley N3 1LP
T: 020 8343 4340
E: management@martyngerrard.co.uk
E: bm@martyngerrard.co.uk

HEAD OFFICE

197 Ballards Lane, Finchley N3 1LP
T: 020 8343 4340
E: ho@martyngerrard.co.uk

SAUL GERRARD SURVEYORS

59 Brent Street, Hendon NW4 2EA
T: 020 8203 2012
E: info@sgsurveyors.co.uk



Appendix 5

Evidence of Third Party Advertising



Martyn Gerrard, Commercial

344 Regents Park Road Finchley Central London N3 2LJ

020 8012 7048 local call rate

rightmove

www.rightmove.co.uk/property/67052316

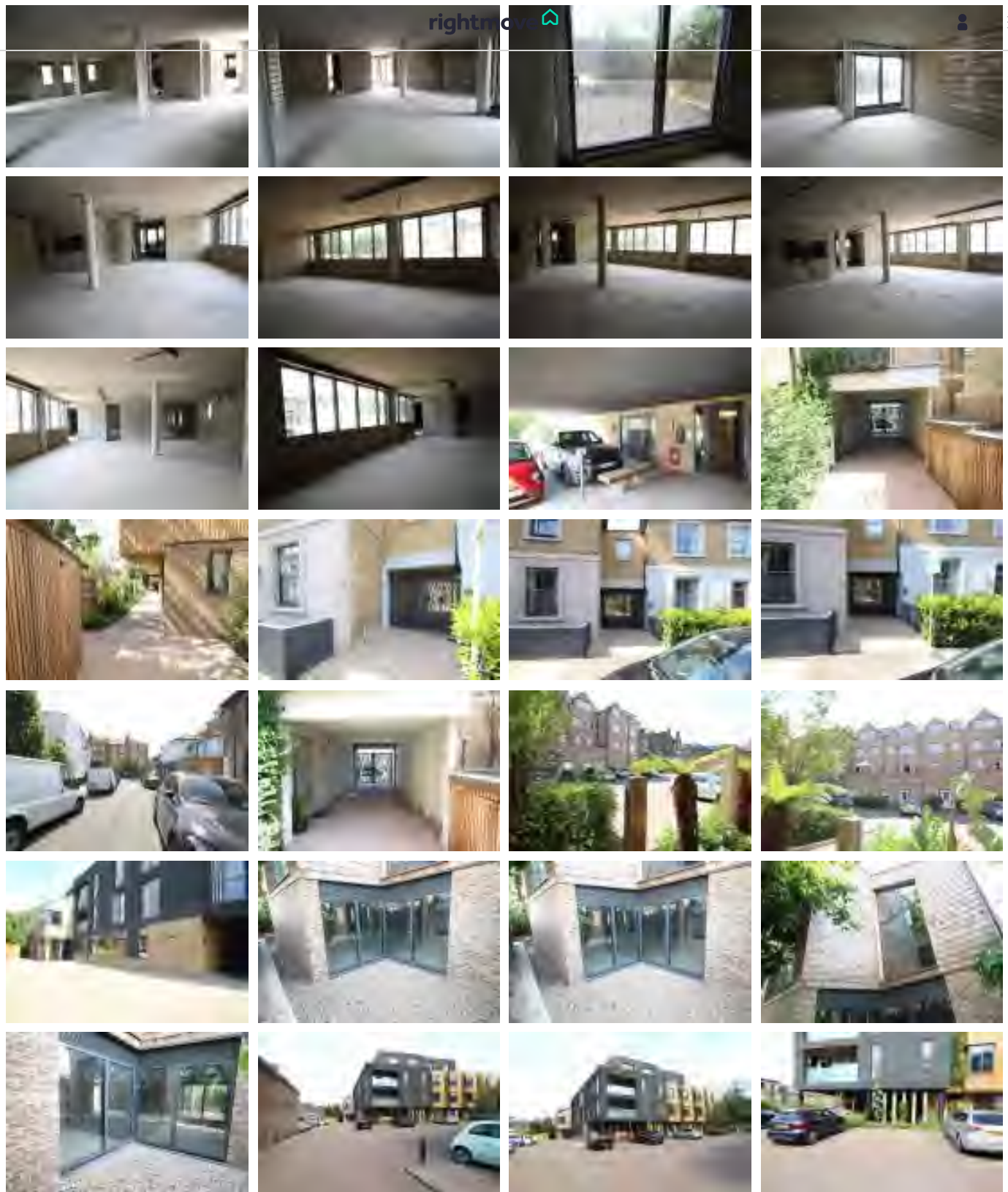
Office for sale

New Road, Crouch End, London, N8

£1,800,000

COMMERCIAL







Property Description

Full description

A newly built self-contained 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 easy 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 486m² (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.

Tenure:

Freehold

Price:

£1,800,000

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 .

More information from this agent

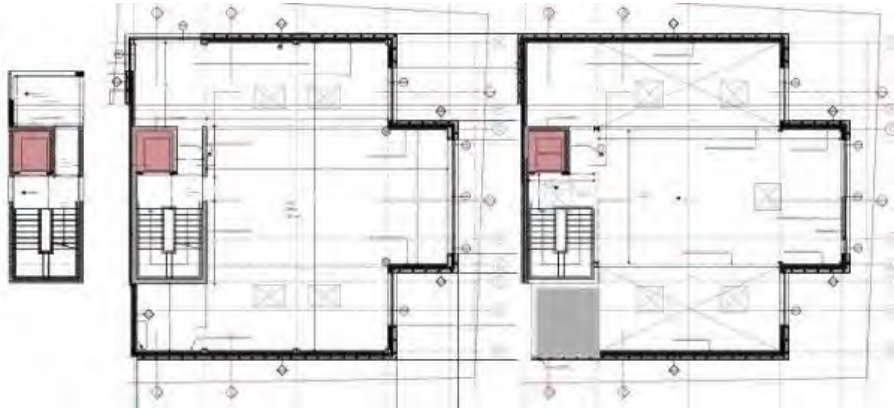
To view this media, please visit the on-line version of this page at www.rightmove.co.uk/commercial-property-for-sale/property-67052316.html

Energy Performance Certificate (EPC) graphs

 See full size version online



Floorplan 2



Floorplan 3



020 8012 7048 Local call rate

<https://www.rightmove.co.uk/commercial-property-for-sale/property-67052316.html>

**Martyn Gerrard, Commercial**

344 Regents Park Road Finchley Central London N3 2LJ

020 8012 7048 local call rate

rightmove

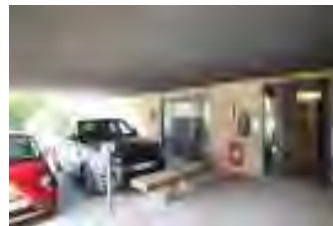
www.rightmove.co.uk/property/73973088

Office for sale

£575,000

New Road, Crouch End, London, N8

COMMERCIAL



Property Description

Full 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)

<https://www.rightmove.co.uk/commercial-property-for-sale/property-73973088.html>

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 Certificate (EPC) graphs

 See full size version online

**Nearest stations**

Hornsey (0.7 mi)

Crouch Hill (0.8 mi)

Harringay (0.9 mi)

Distances are straight line
measurements from centre of postcode

To view this property or request more details, contact:



Martyn Gerrard, Commercial

344 Regents Park Road Finchley Central London N3 2LJ

020 8012 7048 Local call rate

**Martyn Gerrard, Commercial**

344 Regents Park Road Finchley Central London N3 2LJ

020 8012 7048 local call rate

rightmove

www.rightmove.co.uk/property/73973109

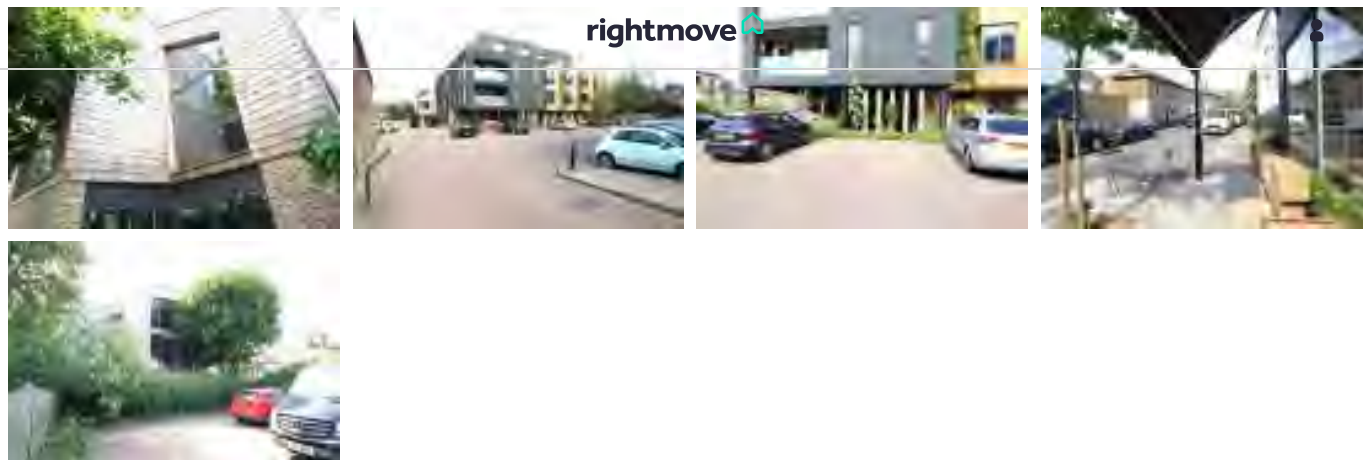
Office for sale

£895,000

New Road, Crouch End, London, N8

COMMERCIAL





Property Description

Full description

Tenure: Leasehold

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 Tescos 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.

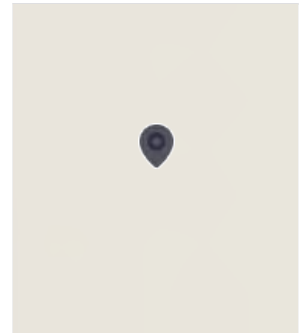
Please contact a member of our commercial team on .

More information from this agent

To view this media, please visit the on-line version of this page at www.rightmove.co.uk/commercial-property-for-sale/property-73973109.html

Energy Performance Certificate (EPC) graphs

■ [See full size version online](#)

**Nearest stations**

Hornsey (0.7 mi)

Crouch Hill (0.8 mi)

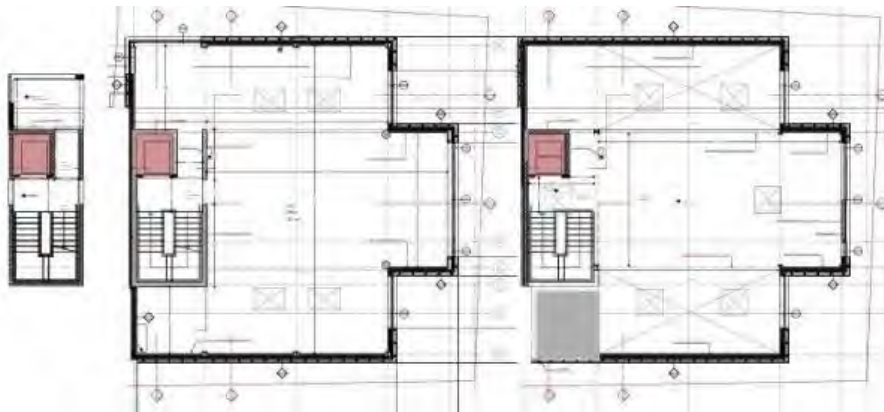
Harringay (0.9 mi)

Distances are straight line
measurements from centre of postcode**To view this property or request more details, contact:****Martyn Gerrard, Commercial**

344 Regents Park Road Finchley Central London N3 2LJ

020 8012 7048 Local call rate**Floorplans**

Picture No. 58

**To view this property or request more details, contact:****Martyn Gerrard, Commercial**

344 Regents Park Road Finchley Central London N3 2LJ

020 8012 7048 Local call rate**Map & Street View**

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Property ▾

[Sign-in / Create account](#)

For Sale



offices crouch end

Search

New Road, Crouch End, London N8

**£575,000**

London, Greater
London - For Sale -
Office

A brand new, ground
floor commercial unit.
Self-contained, comes

9 Oct 2020 in
Commercial People -
Martyn Gerrard,
Commercial
Department

[Contact](#)

Get email alerts

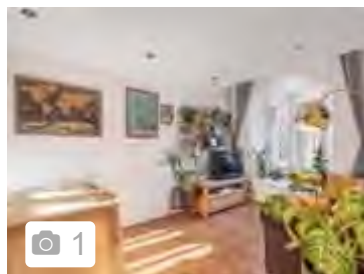
On subscribing you accept the [conditions of use](#)
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products I might be interested in

[Activate](#)

Results for offices crouch end

1 Bed Flat For Sale Mayfield Road Hornsey

**£400,000**

London, Greater London -
For Sale - Flat - 1 bedroom

Stationers park and only a ten
minute walk from **crouch end**
broadway's many restaurants...
From home **office**. Presented
3 days + 3 hours ago in
PropertyPigeon

Sponsored ads

2 Bed Flat For Sale Hornsey Park Road Hornsey



£475,000

London, Greater London - For Sale - Flat - 2 bedrooms (2 minute walk). Nearby **crouch end** broadway and green lanes offer a great selection... -office space, a 5 days + 2 hours ago in PropertyPigeon

1

2 Bed Flat For Sale Tollington Park Finsbury Park



£550,000

London, Greater London - For Sale - Flat - 2 bedrooms And restaurants on our doorstep the separate **office** is quiet and perfect for working from home... Links include 1 week + 1 day ago in PropertyPigeon

1

2 Bed Flat For Sale

£550,000

London, Greater London - For Sale - Flat - 2 bedrooms And restaurants on our doorstep the separate **office** is quiet and perfect for working from home... Links include 1 week + 2 days ago in OneDome

1

4 Bed House For Sale

£605,000

London, Greater London - For Sale - House - 4 That will take you into islington, stoke newington and central london. **Crouch end**... Of 61 london **offices** all 1 week + 4 days ago in

1



22

New Road, Crouch End, London N8

£625,000

London, Greater London - For Sale - Office

23

New Road, Crouch End, London N8

£895,000

London, Greater London - For Sale - Office

10

1 Bedroom, Mayfield Road, Crouch End, London, N8

£400,000

- For Sale - Flat - 1 bedroom

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[View similar properties](#)[Get instant valuation](#)

We'll find your next home

[Create search alert](#)

1 / 50

£1,800,000

property for sale

 New Road, Crouch End, London, N8

Est. Mortgage payment £6,671pcm

[Check affordability](#)

This property is listed by:

Martyn Gerrard



Save property



Create alert

[Request viewing](#)[Request details](#)

Property type: Other

Time on market: 2 years

Bedrooms: -

Area highlights:

Great schools

Full description

A newly built self-contained 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 easy walking distance to Highgate Underground Station (Northern Line) and is

[Read More](#)

Mortgage calculator

Calculate the cost of a mortgage for your new home based on available data.

£6,671 per month

Price of property *
£ 1 800 000

Request viewing

Request details



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(//)



Property Pigeon (//)

HOME (//) / HOUSES FOR SALE LONDON (/BUY-HOMES/LONDON) / HOUSES FOR SALE LONDON (/BUY-HOMES/LONDON) / HOUSES FOR SALE HORNSEY (/BUY-HOMES/HORNSEY)

Property For Sale in New Road Crouch End Hornsey for £1,800,000

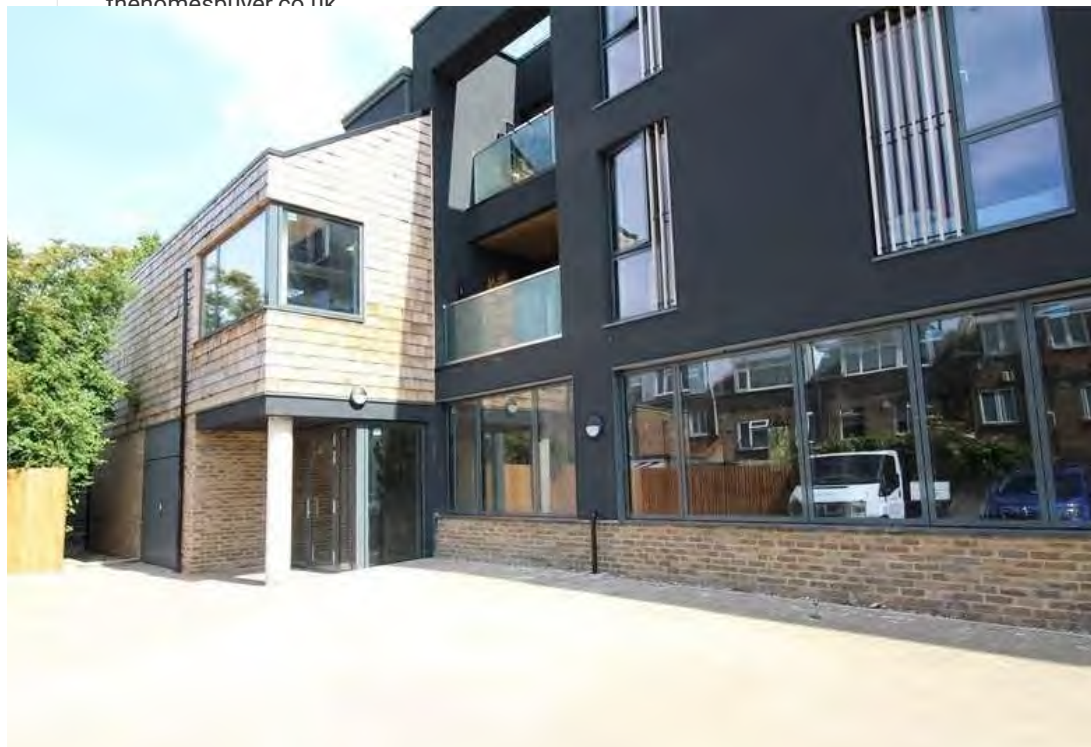
New Road Crouch End London N8

£1,800,000

Property

Need to sell fast. Call Now - You Choose The Closing Date

You Can Rely on Our Experienced Brokers. Let Us Help You with Your Property
thehomeshuiver.co.uk



Arrange a viewing

Emerging Landscape Design ltd - Creative Landscape Designer

emerging landscape design ltd

Time to renovate your outside space? We can with the Transformation



WEBSITE



C



Marketed by

Martyn Gerrard

146 High Road, East Finchley, London, N2 9ED

Arrange a viewing

Description

A newly built self-contained 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 easy walking distance to Highgate Underground Station (Northern Line) and is well served by the numerous bus routes for the area.

Espresso Design

We Provide Our Customers with the Latest Designs, Ranges, Finishes and Internal Hardware.

Espresso Design Limited

The building provides a total Net Internal Area of 486m² (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.

Tenure:

Freehold

Price:

1,800,000

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.

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New Road, London N8

Within 1 mile

Commercial properties for sale in New Road, London N8

Price and
area size
live here

1 - 4 of 4

20

Price (descending)



£1,800,000

OFFICE FOR SALE

New Road, Crouch End, London N8

A newly built self-contained 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 ... [read more](#)



Martyn Gerrard -

...



£895,000

OFFICE FOR SALE

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 ... [read more](#)



Martyn Gerrard -

...



£625,000



£575,000

OFFICE FOR SALE

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 ... [read more](#)



Martyn Gerrard -

...

OFFICE FOR SALE

New Road, Crouch End, London N8

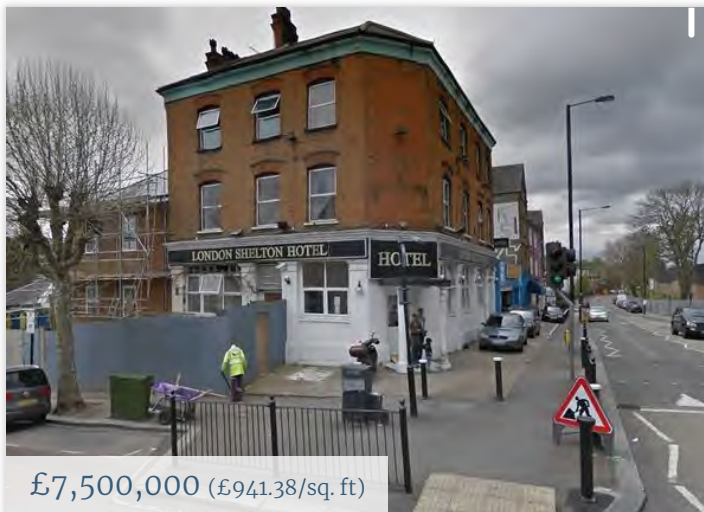
A brand new, ground floor commercial unit. Self-contained, comes in a shell and core condition. Will be provided with capped-off electricity and water connections as well as drainage ... [read more](#)



Martyn Gerrard -

...

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



£7,500,000 (£941.38/sq. ft)

HOTEL/GUEST HOUSE FOR SALE

Wightman Road, Haringey, London N4

7,967 sq. ft*

Description Attention investors and developers! Rare opportunity Freehold Bed and Breakfast Hotel for sale Located close to Manor House station and Finsbury Park Property comprising 33 ... [read more](#)



Drivers & Norris



£7,500,000

HOTEL/GUEST HOUSE FOR SALE

Wightman Road, London N4

Location: The premises are prominently located in a large residential area and situated on Wightman Road in Haringey also within walking distance to Haringay Railway Station. Description: ... [read more](#)

London Properties

London Properties

£1,240,000 (£289.52/sq. ft)

£875,000 (£304.56/sq. ft)



Martyn Gerrard - Commercial Department

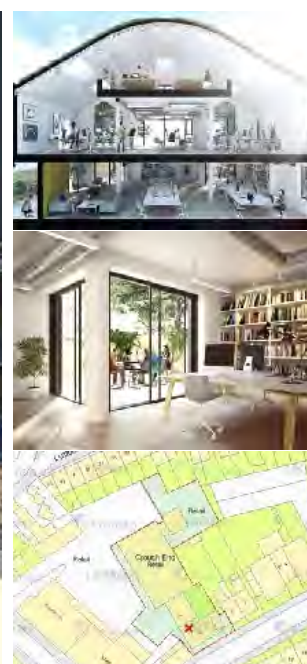
146 High Road, London, N2 9ED

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.

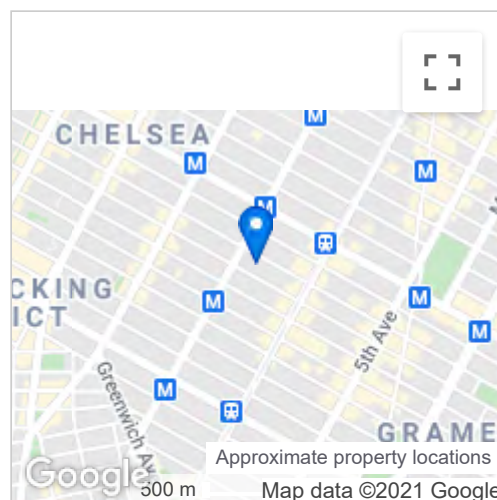
The building provides a total Net Internal Area of 123M2 (1324Ft2)

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 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 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

146 High Road, London, N2 9ED

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.

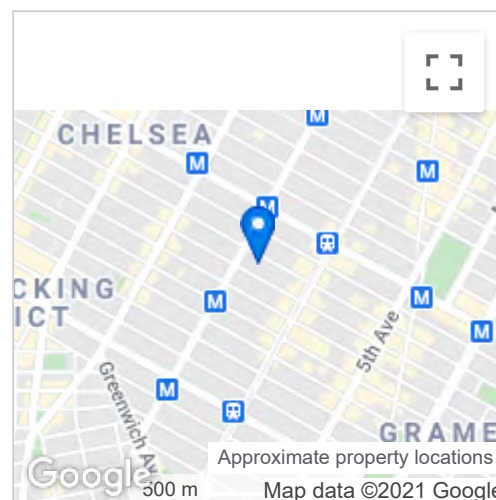
The building provides a total Net Internal Area of 114m2 (1,227sqft)

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 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 .

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



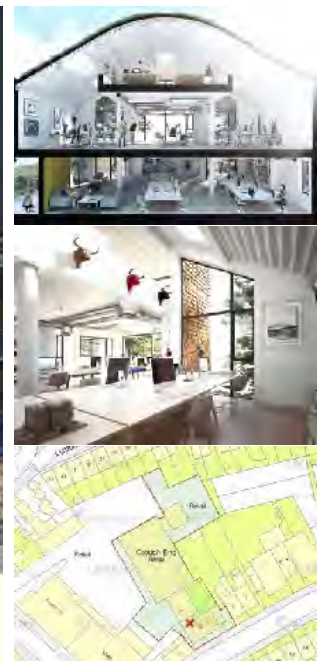
Martyn Gerrard - Commercial Department

146 High Road, London, N2 9ED

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.

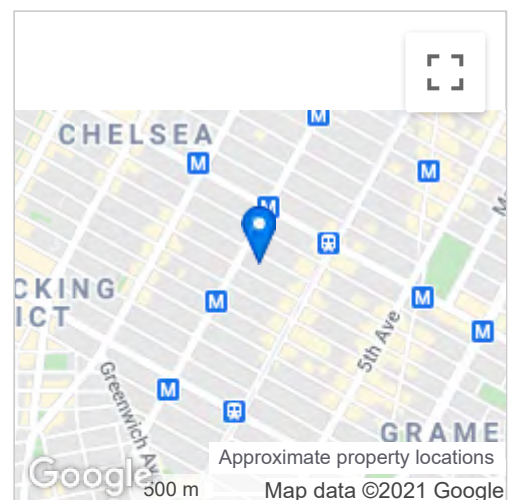
The building provides a total Net Internal Area of 189m² (2040sqft)

Location:

- Situated on a quiet cul-de sac turning between Park Road & Middle Lane.
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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.

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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Office for sale

New Road, Crouch End, London N8

£575,000

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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)

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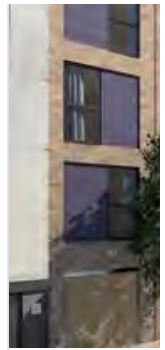
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**£525,000****Office for sale**

Wharf Road, London N1

**£550,000****Office for sale**

Tanners Yard, London E2



Spurstowe

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Office for sale

New Road, Crouch End, London N8

£895,000

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Features

i Leasehold

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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)

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Office to let

New Road, Crouch End, London N8

£40,000 pa

£3,333 pcm



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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)

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Office to let

New Road, Crouch End, London N8

£36,800 pa

£3,067 pcm



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Description

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Office to let

New Road, Crouch End, London N8

£61,000 pa

£5,083 pcm



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Description

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