CF Commercial

CLASS E RETAIL / LEISURE

APEX GARDENS

822 SEVEN SISTERS ROAD, SEVEN SISTERS, LONDON, N15 5EZ

1,780 SQ FT / 165.4 SQ M

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Ground floor commercial space, in a prominent corner position close to Seven Sisters tube

- Occupying ground floor of a prominent corner building at junction of Seven Sisters and Tottenham High Road
- High footfall close to Seven Sisters tube
- Shell and core specification, with capped off services
- Several national occupiers close by including Pure Gym, Costa Coffee & Tesco
- Communal outdoor seating in the rear courtyard area

Apex Gardens

Description

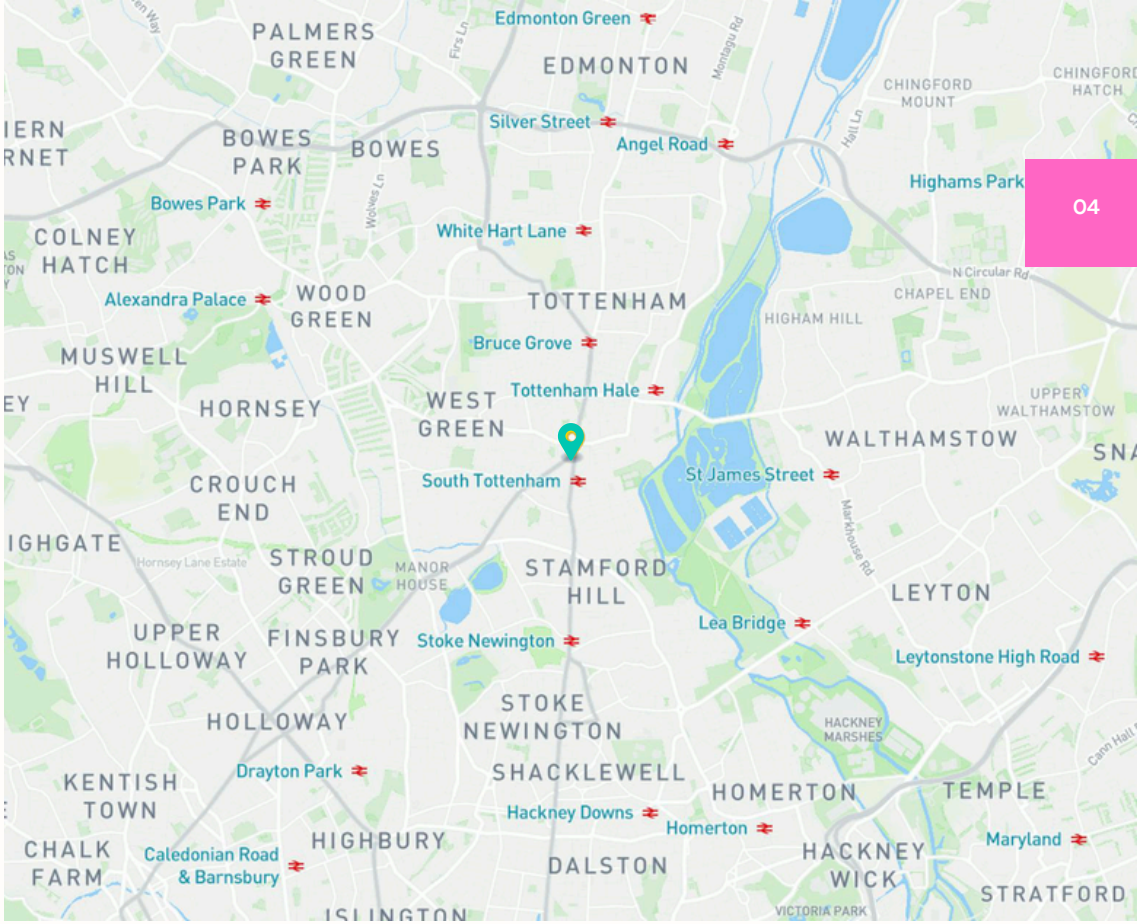
The unit occupies part of the ground floor of a prominent corner position building, known as Apex Garden. The space has an open plan area configuration and benefits from generous floor to ceiling height, which could provide an opportunity for additional floor space via installation of a mezzanine. The unit also benefits from communal external seating to the front and at the rear via an enclosed courtyard.

Location

The Apex Gardens development is situated at the junction of the A10 and Seven Sisters Road.

The property is within 1-minute walk from Seven Sisters tube (Victoria Line) and Seven Sisters Overground station, which benefits from regular trains running to and from London Liverpool Street Station.

The local area has a wealth of restaurants, bars, and coffee shops and is a 25-minute walk to Walthamstow wetlands, London wildlife trust.



Accommodation / Availability

Description	Size	Rent	Service Charge (sq ft)	EPC	Availability
Retail Class E	1,780 sq ft	£45,000 /annum	£2,502.71	A (20)	Available

Tenure
New Lease

EPC
A (20)

VAT
Applicable

Configuration
Not Fitted

Get in Touch with Us

Catherine Johnson
020 4334 3370
catherine@cfcommercial.co.uk

Craig Fisher
020 4334 3370
craig@cfcommercial.co.uk