

# GROUND FLOOR OFFICES

6,500 – 13,000 sq ft

FOR SALE

52-68 Stamford Road, London N15 4PY



## Description

Two adjoining commercial units on the ground floor of the stunning, recently-built Parknorth Building in Tottenham Hale. Both units are in shell and core condition with existing cabling and WCs as well as demised parking spaces.

The units have high ceilings and have large windows overlooking Markfield Road and Constable Crescent, providing excellent natural light.

## Location

The Parknorth Building is based on Stamford Road in Tottenham Hale.

Both Tottenham Hale and Seven Sisters Road are a short walk away with local amenities both on Seven Sisters Road as well as the shops and restaurants located at the Tottenham Hale Retail Park.

The building has immediate access to both the A10 leading north to A406 North Circular Edmonton, or south to Hackney and Central London. The Seven Sisters Road leads to both Holloway Road and Archway Road.



# COMMERCIAL PROPERTY SPECIALISTS

## Terms

Virtual freehold of 990 years.

## Price

£2.56 million long leasehold interest

## Business Rates

TBA.

## Legal Costs

Each party to be responsible for their own legal costs.

## Specification

- Concrete floors
- Cabling infrastructure
- WCs
- Electricity circuit boards
- Large windows
- On-site parking

## Accommodation

G/F Offices                      6,500 – 13,000 sq ft

## Energy Performance Assessment Rating

An EPC has been commissioned and will be available for inspection by interested parties.

## Viewing/Further Information:

Strictly by appointment through sole agents  
sbh Page & Read



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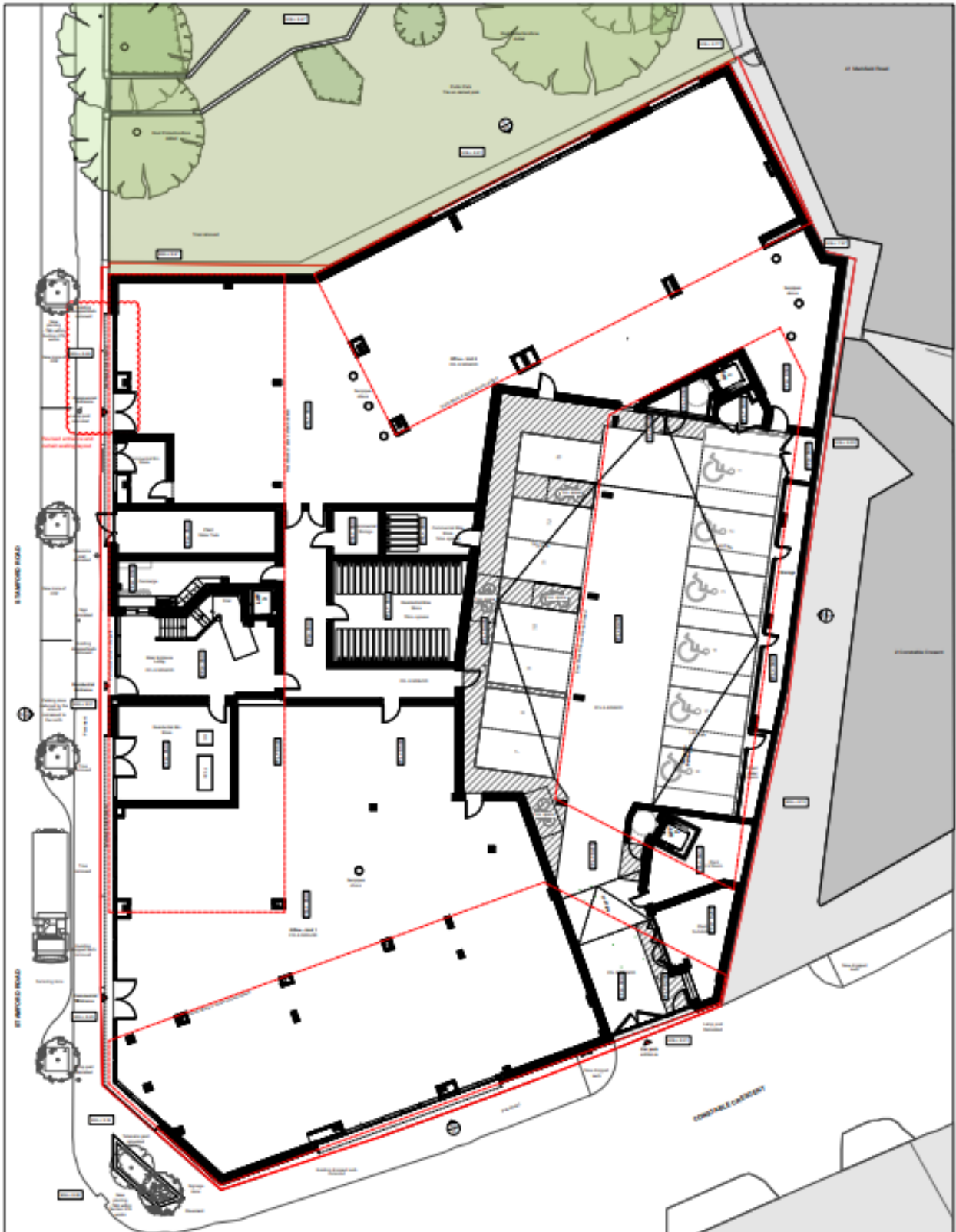
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|                                       |  |   |  |  |                      |   |  |                            |  |                 |
|---------------------------------------|--|---|--|--|----------------------|---|--|----------------------------|--|-----------------|
| <b>A1</b>                             |  | <b>NOTES:</b><br>- Application boundary<br>- Proposed access route and proposed boundary<br>- Existing site lines |  | <b>ACCARCHITECTS.CO.UK</b><br>Ayre Chamberlain Gaunt<br>Riverside House<br>Basing House<br>Basingstoke<br>Hampshire, RG24 2AG<br>+44 (0)1256 363 967<br>info@accarchitects.co.uk | <b>REV</b><br>-<br>- | <b>DATE</b><br>20/05/2024<br>20/05/2024 | <b>NOTES</b><br>(Start here for additional notes for this sheet) | <b>DRAWN BY</b><br>HP      | <b>PROJECT</b><br>12 - 4th Quarter Road, Tottenham<br>London N15 2JZ |                 |
|                                       |  |   |  |  |                      |   |  | <b>CHECKED BY</b><br>DA    | <b>DRAWING TITLE</b><br>Proposed Drawings<br>Proposed Floor Plan     |                 |
| 1:100 (A1/1:200) x A1<br>             |  |   |  | <b>AYRE<br/>CHAMBERLAIN<br/>GAUNT</b>  |                      |   |  | <b>JOB NO.</b><br>101      |  |                 |
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