

50-52 LAWRENCE ROAD

SEVEN SISTERS, N15 4GE

FOREST
REAL ESTATE

TO LET / FOR SALE

1,851 SQ FT

New Build Retail/Office - 1,851 ft2 of Open Place Space

Key Features

- New Build
- Self contained with private entrance
- Lateral open plan space
- Virtual freehold (999 years)
- Benefitting from Use Class E
- 1,851 ft2
- Ground floor
- 13ft floor to ceiling height
- Walking distance of Seven Sisters Station
- Offered in Shell & Core

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Description

This commercial space is a part of a larger mixed-use development that includes 42 apartments. Situated on the ground floor, it faces Lawrence Road and has its own private entrance, offering several advantages to potential occupants. These include impressive 13ft ceiling heights, double glazed frontage, and rear access.

The unit, benefiting from Use Class E, presents a versatile opportunity suitable for a range of office, medical, and leisure occupiers.

Location

The Vabel Lawrence is located on Lawrence Road a broad tree-lined avenue in lively and culturally diverse Seven Sisters.

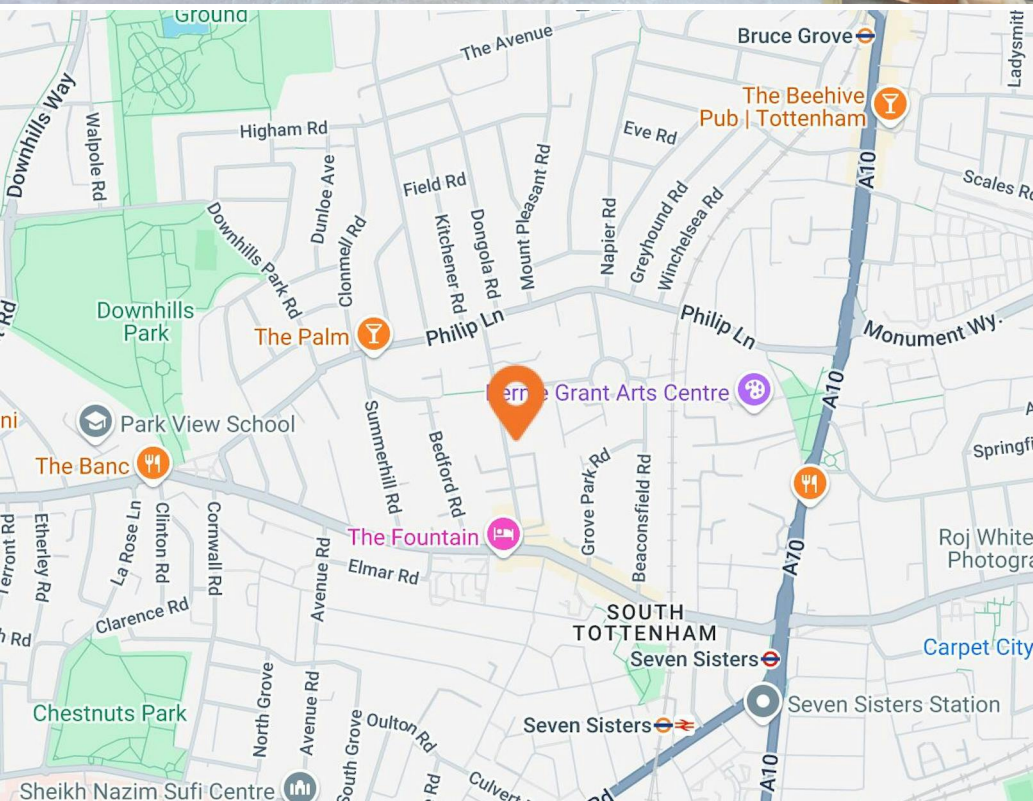
The generous proportions, stepped brickwork and black metal-framed windows of the new architecture hark back to the very origins of this road, its history flanked by industrial buildings. These traditional roots informed the design concept: a modern form of warehouse living. This combines the charm of a traditional warehouse conversion with all the benefits of a modern new build.

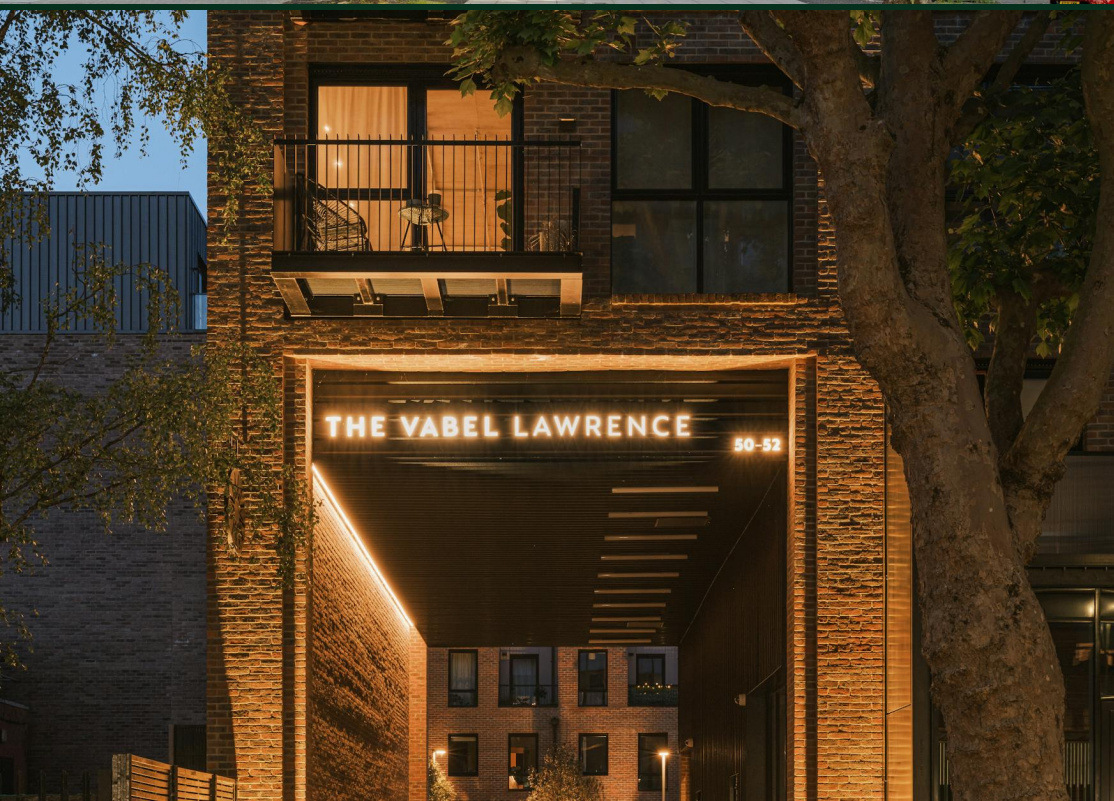
Throughout the design, there has been a considered balancing of architectural rigour, impressive scale and the heft of traditional materials on the one hand; and an inviting atmosphere, beautiful details and warm layering of textures and colour on the other.

From its vibrant, bustling high street to its infamous indoor markets, crafty breweries to buzzing restaurants, life's on the up in Seven Sisters. Stand in the middle of the tranquil central courtyard and you'd be forgiven for thinking you were in the suburbs – not one of the capital's busiest, most vibrant areas. Vabel Lawrence combines the charm of a warehouse conversion with the benefits of a modern new build.

Transport

Downhills Park is a short stroll away. The nearby Bernie Grant Arts Centre features an arthouse cinema, dance and theatre auditorium. And the rest of London couldn't be closer, with Seven Sisters tube station, on the Victoria line zipping you from North to central in a matter of minutes.





Availability

Lease	New Lease
Rent	£39,500 per annum
Price	£605,000
Rates	Applicants are to make their own enquiries to The London Borough of Haringey.
Service Charge	£3,905 per annum
VAT	Applicable
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

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