



Stephen James
Properties LLP

FREEHOLD STUDIO & WORKSHOP BUILDING

12,944 sqft (1,203 m²)

(POTENTIAL FOR D1/D2 USES & RESIDENTIAL DEVELOPMENT, SUBJECT TO PLANNING)

115A BRUNSWICK PARK ROAD
NEW SOUTHGATE
LONDON N11 1EA



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, SJ Properties LLP and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Stephen James Properties LLP, Unit 1, Martinbridge Estate, Lincoln Road, Enfield, EN1 1SP

Tel: 020 8344 0980 mail: info@sjproperties.co.uk

Stephen James Properties LLP is a Limited Liability Partnership registered in England and Wales, registered number OC360953. VAT No: 113 0446 66

Registered Office: Russell Bedford House, City Forum, 250 City Road, London, EC1V 2QQ.



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Location:

The property is located on the western side of Brunswick Park Road, just south of the junction with Brunswick Avenue. Arnos Grove (Piccadilly Line) Underground Station is approximately half a mile away and the North Circular Road (A406) a similar distance to the south. The property adjoins a free public car park.

Description:

The property comprises a two storey mixed use building of steel frame construction with full height brick elevations. The ground floor comprises a workshop / warehouse with roller shutter doors, ancillary offices and internal showroom. The first floor (previously used as offices) was fully refurbished in 2015 to create high quality, air conditioned D2 dance studios, used by numerous high profile TV and film companies.



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Floor Areas:

| | | |
|-----------------------------|--------------------|------------------------------|
| Ground floor workshop | 6,725 sqft | (625 m ²) |
| First floor studios/offices | 6,219 sqft | (578m ²) |
| Total Floor Area | 12,944 sqft | (1,203 m²) |

Planning:

We are informed that the existing use of the ground floor is B1. Consent was granted on 24th July 2015 (Ref: 15/03223/FUL) for change of use of the first floor from B1 (business) to D2 (assembly and leisure), with conditions. The property offers potential for D1 & D2 uses and residential development and interested parties are advised to make their own enquiries to London Borough of Barnet.



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Tenure:

Freehold with full vacant possession on completion.

Price:

On application. Unconditional offers are invited, however consideration make be given to offers conditional upon planning consent.

Rateable value:

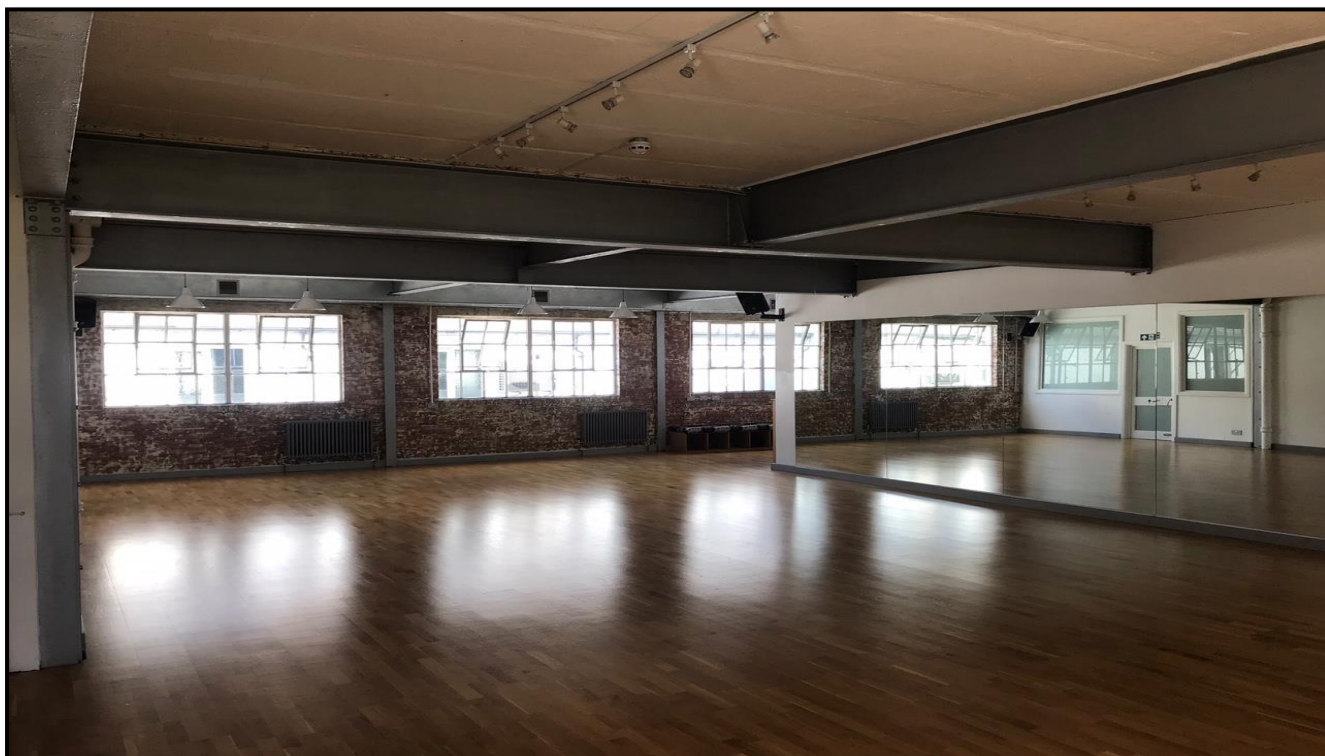
Interested parties are advised to make their own enquiries to the Valuation Office Agency, www.voa.gov.uk

Energy Performance Certificate (EPC):

Band D – 96. Certificate available on request.

Viewing

Strictly by appointment with Sole Agents, Stephen James Properties LLP
Jeremy Dangerfield dd: 020 8344 0980 mob: 07775 625 674 email: jeremy@sjproperties.co.uk



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