

71 LORDSHIP LANE, BRUCE GROVE
TOTTENHAM
N17 6RS



Former Magistrates Court with large car park & grounds – Suitable for a range of uses including Education, Medical & Leisure STP – TO LET



DESCRIPTION

71 Lordship Lane is within the London Borough of Haringey and was formerly Tottenham Magistrates Court. The property is Grade II Listed and consists of a 1930s building of traditional brick construction.

The original property has been extended most notably including a modern ground floor section to the rear of the property.

The buildings sit on the centre of the site (1.44 acres) with extensive gardens and parking to the front and to the rear. There is vehicular access around the whole site.

Internally, the property consists of multiple rooms of varying sizes which would be suitable to use as medical consulting rooms or classrooms.

AMENITIES



Large site of 1.44 acres
(Front & rear)



Self-contained



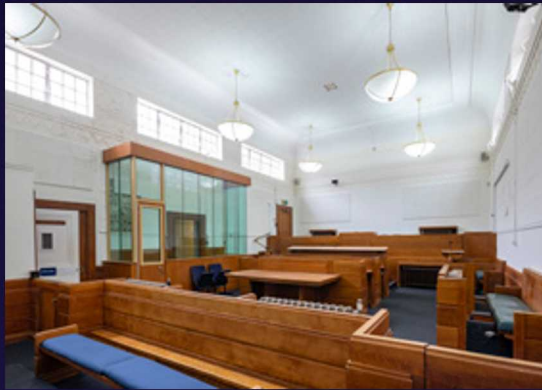
Prominent position on
Lordship Lane



Extensive parking



Cellular layout well suited to
education and medical uses



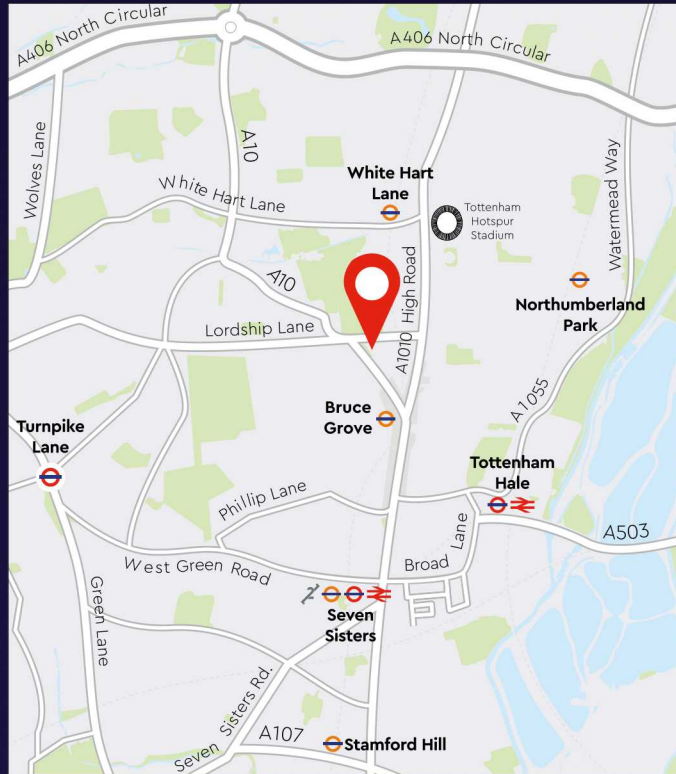
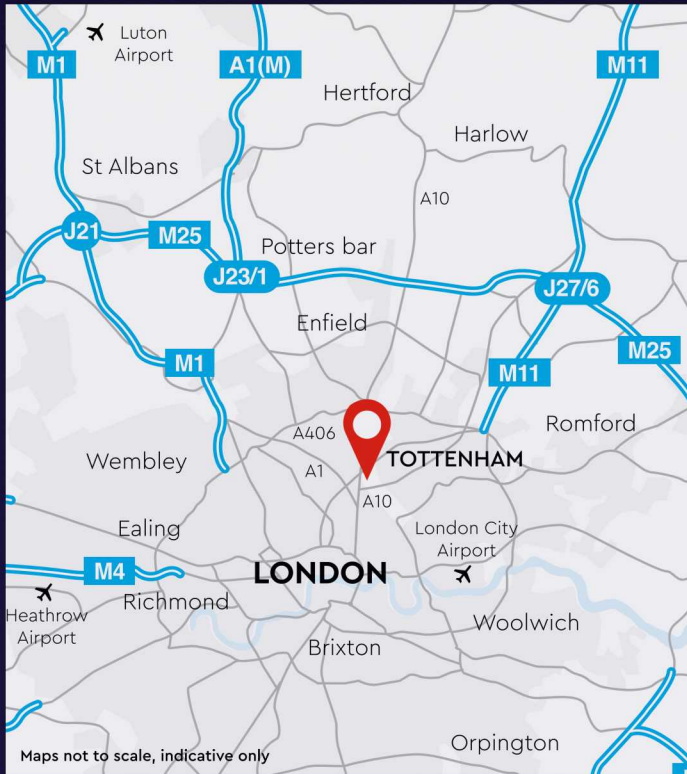
ACCOMMODATION

The building has a total Gross Internal Area (6th Edition) of 19,202 sq ft, being subject to final measurement.

USE CLASS

Class F1 which incorporates the following uses; educational, public worship, museums, law courts and exhibition halls. Other uses considered subject to planning.





LOCATION

The property is prominently situated fronting the A109 (Lordship Lane) between the junctions with the A10 and A1010 (High Road).

Tottenham Hotspur Football Club Stadium is within 0.5 miles.

The City of London is 6 miles south. The A406 (North Circular) is 2 miles north and the M25 (Junction 25 – Waltham Cross) is 8 miles north.

The local area is well served with public transport with Bruce Grove London Overground station 0.5 miles away and Seven Sisters 1.2 miles away providing National Rail and London Underground services. There are also numerous bus routes.

The property benefits from a large residential catchment.

CONTACT

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TERMS

A new direct lease is available for terms to be agreed.

EPC

An EPC is being prepared and will be available shortly.

RENT

£350,000 per annum exclusive.

VAT

VAT elected.

BUSINESS RATES

Further information available on application, however all interested parties should make their own enquiries with Haringey Council.