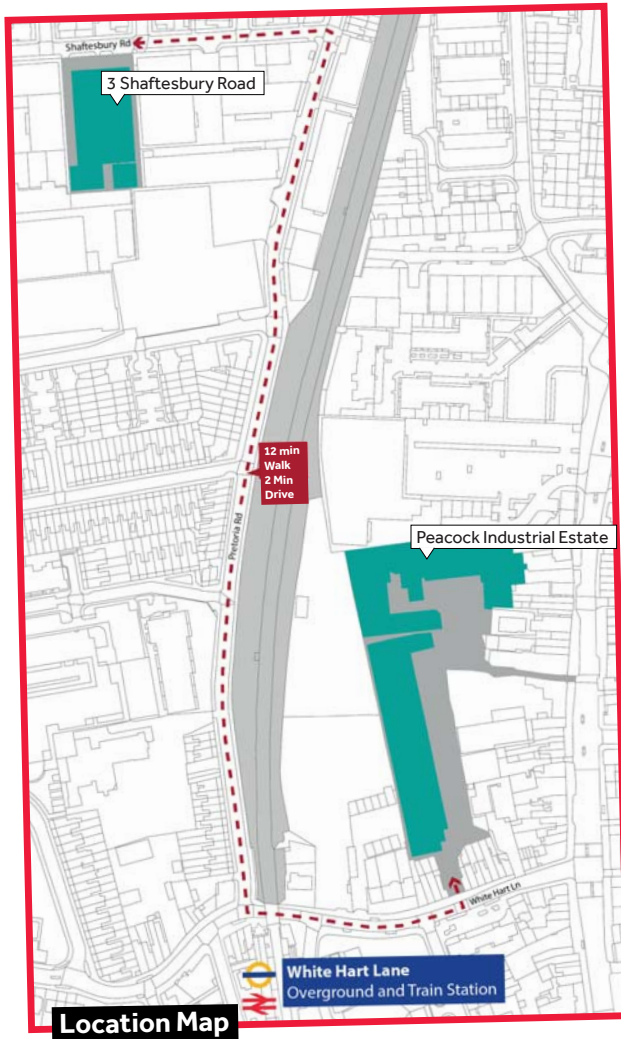


# Commercial Property Opportunity at 3 Shaftesbury Road

**Haringey**  
LONDON

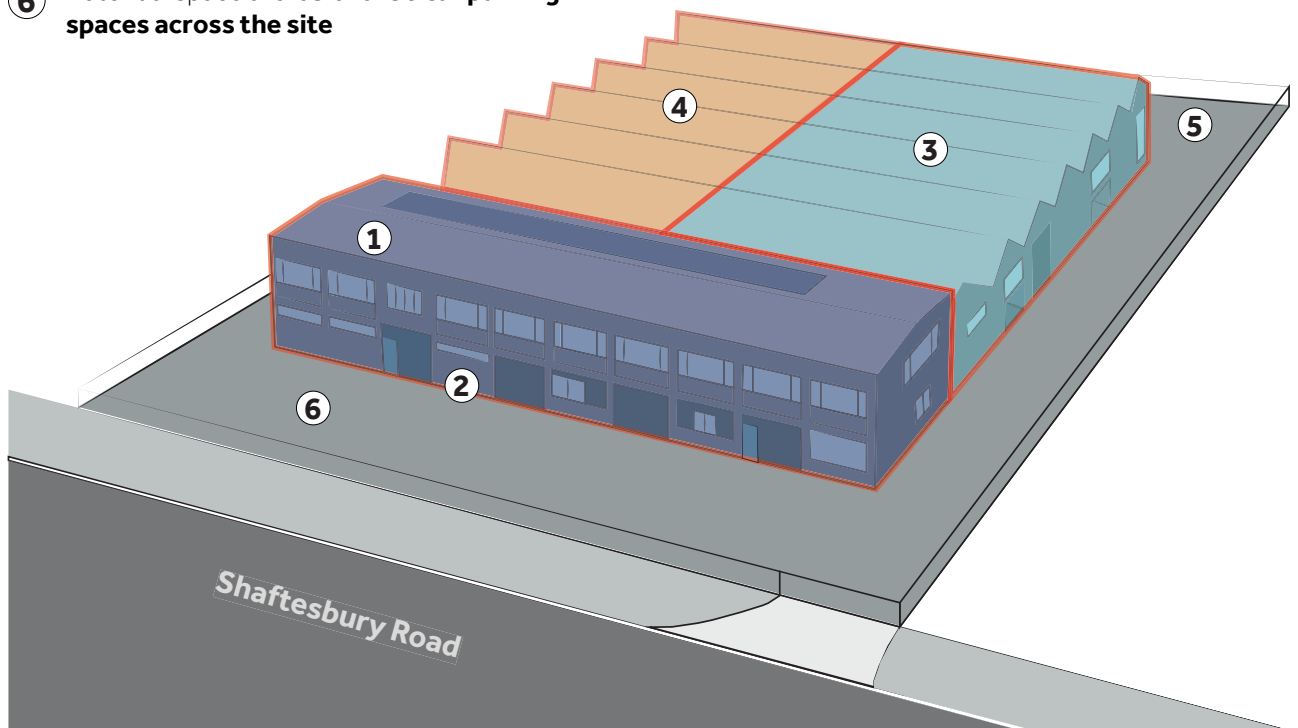
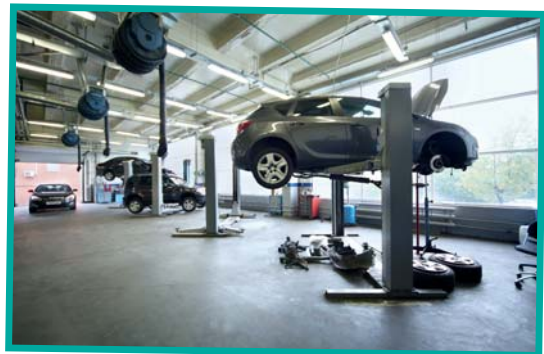


A flexible space consisting of a traditionally built factory, with modern extensions to side and rear. The existing specification of the property is set out below, although there is the opportunity for further subdivision (see other side of this leaflet).

- North-lit factory: 22,000 Sq. Ft. (approx.)
- Extension 1: 2500 Sq. Ft. (approx.)
- Extension 2 (2 storey): 6700 Sq. Ft. (approx.)
- Offices and showrooms, 1st floor: 5800 Sq. Ft. (approx.)
- Total: 37,000 Sq. Ft. (approx.)

There are a range of options for how the property could be used, including dividing the site into multiple units. We are seeking interest from businesses in purchasing all or part of the site. You can see some of the opportunities below. Please note that this graphic is for illustrative purposes only, no decision on the final layout has been made yet. This is a flexible property, and we are seeking feedback on your individual requirements to see if it could be suitable for you.

- ① **Office space** on upper floor of front unit, with multiple access points to provide opportunities for separate staff and visitor access
- ② Lower ceiling heights area (8m x 36m) could also **suit design & construction companies**, and benefits from **direct access to parking spaces**
- ③ High floor-to-ceiling heights in main factory building could benefit **motor repair businesses**, with dedicated units facing the side road, suitable for **active and noisy use**
- ④ Large open floor plan (59m x 20m) in remainder of factory building allows for a variety of uses, e.g. **showrooms or individual storage units**
- ⑤ Option to remove external pavilion extensions to create **improved vehicular access to the back units** and a **manoeuvring area**, or this can be retained to provide **more production space**
- ⑥ Potential space available for **30 car parking spaces across the site**



If you would like to discuss this opportunity in more detail, please contact Scott Mundy by email [scott.mundy@haringey.gov.uk](mailto:scott.mundy@haringey.gov.uk) or call **020 8489 1593**

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