

1790/04-191001

18 October 2019



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Planning Policy
London Borough of Islington
Islington Town Hall
Upper Street
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Dear Sir/Madam

440A Hornsey Road
Town and Country Planning (Local Planning) (England) Regulations 2012
Islington Local Plan Proposed Submission (Regulation 19)

Future Planning and Development act on behalf of our client, Fitzpatrick Team Developments Ltd. Previous representations were made by our client in respect of the Site Allocations DPD and the Strategic Plan and Development Management Policies by Rok Planning (see Appendix A) and these submissions are intended to supplement those submitted at Regulation 18 stage.

As set out in the Regulation 18 submissions, our client objects to the proposed designation of 440A Hornsey Road as being part of a Priority Employment Location on the grounds that both the existing buildings and the approved planning permission scheme for the site have been actively marketed for several years, which demonstrates that the site is no longer suitable for employment use and there is no demand for new employment floorspace on this site. In addition to this, the approved scheme for the site includes the introduction of residential dwellings (see Appendix B) and the site is surrounded on all sides by existing residential development.

Our client also objects to Policy B2 which deals with new business floorspace and specifically part iii) in relation to Priority Employment Locations and the text which states that residential use will not be supported. It is recommended that the blanket restriction on residential use in Priority Employment Locations is contrary to national and regional planning policy guidance, and thus the wording “residential use will not be supported” should be deleted from Policy B2.

In response to the Regulation 18 Submissions the Council state at Table 4.1: Summary of responses to Islington Local Plan Regulation 18 draft documents consultation (November 2018) (page 65):

“The Employment Land Study recognises many of Islington’s micro and small businesses are located outside of the CAZ and these locations should be nurtured. Particular site mentioned is within an existing employment designation. Policy B2 is consistent with the current and emerging London Plan and Policy E7C does not apply to this area. The ELS also forecasts a need for an additional 400,000 sqm of office space by 2036.”

The Council’s comments fail to adequately address the representations put forward at Regulation 18 stage.

Site Not Suitable for Employment Use

The site has historically been in employment use, having originally been converted from stables at the back of houses. The existing buildings are of poor-quality construction and are uninsulated, with poor facilities and little natural light within the buildings.

The previous occupiers (Glaziers) found that the building was not suitable to run their established business as the building was not fit for purpose to run a modern and Health and Safety conscious company. An Energy Performance Certificate would confirm the building is an unacceptable G Rating. The cost of refurbishment was considered to be overly excessive by the previous tenants, therefore they vacated the premises.

The site has been unsuccessfully marketed since 2017 for continued employment use, demonstrating that there is no demand for the continued employment use of the site.

The site has the benefit of planning permission for a mixed-use employment and residential development, granted in 2018. The large employment element of the proposal results from the Council’s insistence on replacement employment floorspace. The approved scheme has also been extensively but unsuccessfully marketed with covering local agencies and newspapers, as well as national outlets such as the Estates Gazette and online marketplaces. Most recently, the site was included in the McHugh auction in October 2019, but attracted no bids, clearly demonstrating that there is no demand for employment floorspace of the type that can be achieved on this constrained site.

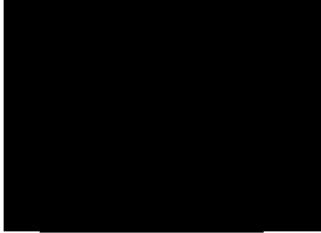
Appendix C contains marketing information for the site both in its existing condition and as a development site for the approved scheme. Comprehensive Reports prepared by McHugh and Co and MG Commercial set out in detail the marketing exercise undertaken and conclude that the site is not suitable for continued employment use. This is supplemented by letters from Goldschmidt & Howland, Litchfields and Reel Estates, who confirm a lack of demand for the site.

Conclusion

The site is not suitable for continued employment use and should be removed from the PEL.

We would be grateful if you could acknowledge receipt of these submissions and keep us informed as the Local Plan progresses.

Yours sincerely



Chris Frost – MRTPI
Director

APPENDIX A
REGULATION 18 SUBMISSIONS

SENT BY EMAIL: planningpolicy@islington.gov.uk

R00025/MR

14 January 2019

Planning Policy
London Borough of Islington
Islington Town Hall,
Upper Street,
London
N1 2UD

Dear Sir / Madam,

**PLANNING ISLINGTON'S FUTURE: CONSULTATION ON THE DRAFT LOCAL PLAN
(REGULATION 18 STAGE)
SITE ALLOCATIONS DPD (REG 18)
LOCAL PLAN STRATEGIC AND DEVELOPMENT MANAGEMENT POLICIES (REG 18)
REPRESENTATIONS ON BEHALF OF FITZPATRICKS**

I write further to the issue of the draft Local Plan Preferred Options (Regulation 18) on behalf of Fitzpatrick Team Developments Ltd, with particular regard to their landholding at 440A Hornsey Road (as illustrated on the attached site plan at Appendix A) which has been re-designated as now being part of a Priority Employment Location (PEL).

Representation to Site Allocations DPD

Our client objects to the proposed designation of 440A Hornsey Road as being part of a Priority Employment Location for the following reasons:

- a. The existing buildings and site have been marketed for employment use for several years. This marketing has demonstrated conclusively that the building and site are no longer suitable for employment use;
- b. The site has detailed planning permission which includes the introduction of 4 residential dwellings;
- c. The proposed employment space in the development which now has planning permission has been marketed for several years. No occupiers have been found for the new employment floorspace; and
- d. The proposed site is enclosed on all four sides by residential development.

On the basis of the above evidence it seems perverse that the site should be designated as a Priority Employment Location. Spatially, the leg of the PEL which includes 440A is remote from the rest of the Hornsey Road and Marlborough Road PEL. Furthermore, the two adjacent buildings which are in the

PEL on the corner of Hornsey Road and Thorpedale Road are in non-employment use comprising residential and religious uses.

Islington's Employment Land Study (ELS) (2016) makes recommendations for employment land outside of the CAZ and advises that the emphasis in policy terms should be on encouraging and capitalising on the opportunities that may be enabled by new residential led schemes to provide the right type of space to meet the Borough's growing employment needs, mixed use development should be encouraged. On this basis we recommend that 440A Hornsey Road and the associated two smaller sites fronting the corner of Hornsey Road and Thorpedale Road should be removed from the Hornsey Road and Marlborough Road PEL.

Representation to the Strategic Plan and Development Management Policies

Our client objects to Policy B2 which deals with new business floorspace and specifically part iii) in relation to Priority Employment Locations and the text which states that residential use will not be supported.

Firstly, this approach contradicts the emerging Spatial Development Plan – the GLA London Plan. Policy E7C states:

“Development Plans and planning frameworks should be proactive and consider whether certain logistics, industrial and related functions in selected parts of LSIS could be intensified and/or co-located with residential and other uses, such as social infrastructure, or to contribute to town centre renewal. This process should meet the criteria set out in part E below. This approach should only be considered as part of a plan-led process of LSIS intensification and consolidation (and clearly defined in Development Plan policies maps) or as part of a co-ordinated masterplanning process in collaboration with the GLA and relevant borough, and not through ad hoc planning applications.”

Policy E7 supports the principle of mixed use residential and employment floorspace on existing employment sites. Criterion D.3 states:

- *industrial, storage or distribution floorspace is provided as part of mixed-use intensification where this is feasible;*

Further, criterion E of Policy E7 states:

The processes set out in Parts B, C and D above must ensure that:

- 1. the industrial uses within the SIL or LSIS are intensified to deliver an increase (or at least no overall net loss) of capacity in terms of industrial, storage and warehousing floorspace with appropriate provision of yard space for servicing*
- 2. the industrial and related activities on-site and in surrounding parts of the SIL, LSIS or Non-Designated Industrial Site are not compromised in terms of their continued efficient function, access, service arrangements and days/hours of operation noting that many businesses have 7-day/24-hour access and operational requirements*
- 3. the intensified industrial, storage and distribution uses are completed and operational in advance of any residential component being occupied*

4. *appropriate design mitigation is provided in any residential element to ensure compliance with 1 and 2 above with particular consideration given to:*
 - a. *safety and security (see Policy D10 Safety, security and resilience to emergency and Policy D11 Fire safety)*
 - b. *the layout, orientation, access, servicing and delivery arrangements of the uses in order to minimise conflict (see Policy T4 Assessing and mitigating transport impacts)*
 - c. *design quality, public realm, visual impact and amenity for residents (see Policy D1 London's form and characteristics, Policy D2 Delivering good design, Policy D3 Inclusive design, Policy D4 Housing quality and standards, Policy D5 Accessible housing, Policy D6 Optimising housing density, Policy D7 Public realm and Policy D8 Tall buildings)*
 - d. *vibration and noise (see Policy D13 Noise)*
 - e. *air quality, including dust, odour and emissions (see Policy SI1 Improving air quality and Policy SI2 Minimising greenhouse gas emissions).*

It is clear that the emerging London Plan identifies a planning policy position supporting the mixed use redevelopment of existing employment/ industrial sites in order to seek a higher delivery of housing (as identified as necessary) and optimise the use of previously developed land. Figure 6.3 of the Draft London Plan illustrates such intensification. The proposed draft wording for the Priority Employment Locations (PEL) within the emerging Islington Local Plan is entirely inconsistent with the strategic approach.

The London Employment Sites Database, Table 5.1 confirms employment capacity by Borough. It is demonstrated that LB Islington have sufficient capacity to meet demand, noting an additional capacity to provide 24,100sq.m of employment space, over the 20-year period to 2041. Further, emerging London Plan Policy E7 notes that boroughs should also consider supply in a strategic context and that neighbouring authorities' assessment of capacity should be considered. This is relevant to Islington as neighbouring authority LB Tower Hamlets possesses employment floorspace capacity of 132,800sq.m. Where assessed in a strategic context, it is clear that sufficient employment land over the plan period is available to meet identified demand.

This represents a material consideration in assessing the soundness of the emerging LB Islington policy approach. There is no justification in spatial terms to prohibit residential use on draft designated PEL sites mindful that:

1. The Islington Employment Land Study advocates a mixed use approach, including residential use in order to deliver new employment space;
2. The Council have recommended mixed use employment-led redevelopment schemes on employment designated sites outside the Central Activities Zone;
3. There is sufficient employment land capacity to meet identified demand;
4. The emerging London Plan places material emphasis upon optimising the use of land, including advocating mixed use employment and residential uses.

Key policy dictates the need to secure an increase in house building including in the Framework and in supporting policy guidance including the Housing Strategy for England, November 2011. More recently, the need to promote construction as part of the economic recovery has been the subject of policy statements, leading to the Growth and Infrastructure Act 2013 and the Housing White Paper in

September 2017. Housing delivery is one of the most important and pressing matters required to be addressed under the current planning system.

Accordingly, it is recommended that the blanket restriction on residential use in Priority Employment Locations is contrary to national and regional planning policy guidance, and thus the wording "residential use will not be supported" should be deleted from Policy B2.

I trust this is in order and look forward to formal acknowledgement of the representations.

Yours faithfully,



Matthew Roe
Director

FOR & BEHALF OF ROK PLANNING LTD

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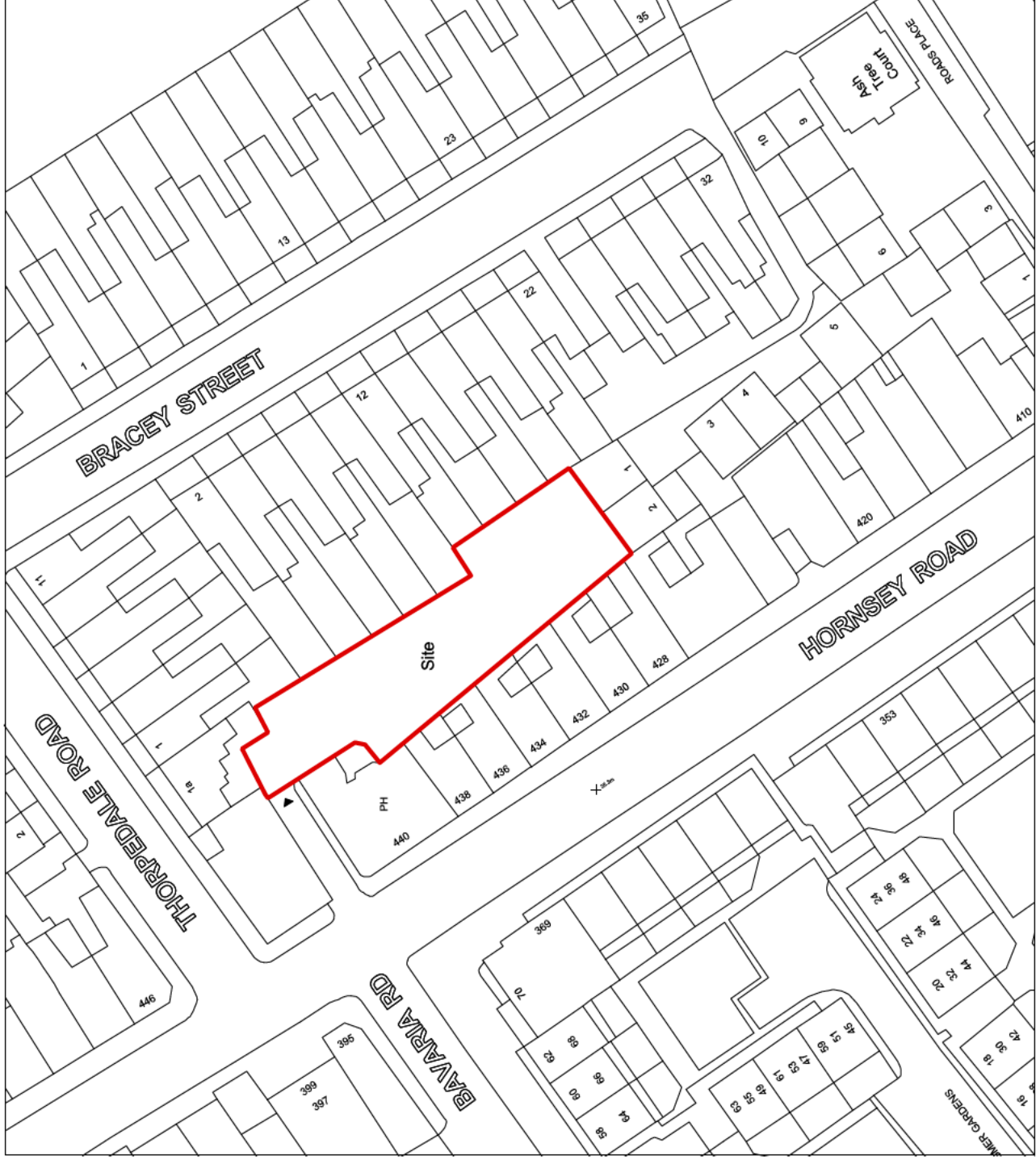
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Appendix A – Site Location Plan for 440A Hornsey Road

LOCATION PLAN 1:1250



SITE PLAN 1:500



APPENDIX B
APPROVED SCHEME

PLANNING DECISION NOTICE

Matthew Roe
ROK PLANNING
16 Upper Woburn Place
London
WC1H 0AF

Development Management Service
Planning and Development Division
Environment & Regeneration Department

Case Officer: Paul Conboy

T: 020 7527 2260

E: planning@islington.gov.uk

Issue Date: 20 December 2018

Application No: P2017/5001/FUL

(Please quote in all correspondence)

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS**BOROUGH COUNCIL'S DECISION: Approve with conditions and legal agreement**

Notice is hereby given of the above stated decision of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder, relating to the application / development referred to below, at the location indicated, subject to the condition(s) listed and in accordance with the plans submitted, save insofar as may be otherwise required by the condition(s).

Location:	440 A Hornsey Road, London , N19 4EB
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Application Type:	Full Planning Application		
Date of Application:	21 December 2017	Application Received:	21 December 2017
Application Valid:	09 January 2018	Application Target:	06 March 2018

DEVELOPMENT: Demolition of existing warehouse buildings and erection of a mixed use development comprising 490m2 of commercial floorspace (Use Class B1) contained within a two storey building with basement level and a further two storey building (no basement level) to create 3 x two storey residential dwellings comprising 2 x 2 bed and 1 x 3 bed (Use Class C3) access gate, landscaping, pv panels, refuse and bike facilities and associated alterations.

PLAN NOS: Design and access statement dated 8th August 2018 Rev F by Chassay & Last Architects, drawing numbers: C-HRD3-156C, C-HRD3-157C, C-HRD3-155A, C-HRD3-154F, C-HRD3-153F, C-HRD3-152F, C-HRD3-151B, C-HRD3-150, C-HRD3-152F, C-HRD3-502, C-HRD3-503, C-HRD3-504, C-HRD3-A303A, C-HRD3-302, C-HRD3-102, C-HRD3-304, C-HRD3-450E, C-HRD3-451F, C-HRD3-452E, C-HRD3-453E, C-HRD3-356B, C-HRD3-357B, C-HRD3-358B, C-HRD3-352B, C-HRD3-351C, C-HRD3-352B, C-HRD3-353F, C-HRD3-359, C-HRD3-354, C-HRD3-355B, C-HRD3-SK-PS-03A, C-HRD3-SK-PS-02A, C-HRD3-SK-PS-01A, Daylight and sunlight report by BVP Partners, Planning Statement by RPS/CGMS ref JCG 18860 dated December 2017, Phase II Geoenvironmental Report numbered 4316-2 v 5 by AP Geotechnics, Ground movement and hydrogeological report dated July 2016 by CGL Solutions, Flood risk assessment ref HLEF42103/001R dated December 2017, Marketing Report by Martyn Gerrard Commercial updated January 2017, Sustainability Statement 7 Energy Strategy Report by Price & Myers project number: 24185.001 dated 12th December 2017, Structural Methodology statement by Jampel Davison & Bell dated December 2017, letter of reliance from CGL dated December 2017, Construction Management Plan by Chassay & Last dated December 2017 & Noise impact assessment report 12680.NIA.01.

CONDITIONS:

- 1 3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).

- 2 DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:

Design and access statement dated 8th August 2018 Rev F by Chassay & Last Architects, drawing numbers: C-HRD3-156C, C-HRD3-157C, C-HRD3-155A, C-HRD3-154F, C-HRD3-153F, C-HRD3-152F, C-HRD3-151B, C-HRD3-150, C-HRD3-152F, C-HRD3-502, C-HRD3-503, C-HRD3-504, C-HRD3-A303A, C-HRD3-302, C-HRD3-102, C-HRD3-304, C-HRD3-450E, C-HRD3-451F, C-HRD3-452E, C-HRD3-453E, C-HRD3-356B, C-HRD3-357B, C-HRD3-358B, C-HRD3-352B, C-HRD3-351C, C-HRD3-352B, C-HRD3-353F, C-HRD3-359, C-HRD3-354, C-HRD3-355B, C-HRD3-SK-PS-03A, C-HRD3-SK-PS-02A, C-HRD3-SK-PS-01A, Daylight and sunlight report by BVP Partners, Planning Statement by RPS/CGMS ref JCG 18860 dated December 2017, Phase II Geoenvironmental Report numbered 4316-2 v 5 by AP Geotechnics, Ground movement and hydrogeological report dated July 2016 by CGL Solutions, Flood risk assessment ref HLEF42103/001R dated December 2017, Marketing Report by Martyn Gerrard Commercial updated January 2017, Sustainability Statement 7 Energy Strategy Report by Price & Myers project number: 24185.001 dated 12th December 2017, Structural Methodology statement by Jampel Davison & Bell dated December 2017, letter of reliance from CGL dated December 2017, Construction Management Plan by Chassay & Last dated December 2017 & Noise impact assessment report 12680.NIA.01.

REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.

- 3 CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:
 - a) solid brickwork (including brick panels and mortar courses)
 - b) window treatment (including sections and reveals);
 - c) roofing materials;
 - d) balustrading treatment (including sections);
 - e) and all boundary treatments including final details and appearance of the developments front gate and internal residential entrance gate.
 - f) divisions between terraces.
 - g) any other facing materials to be used.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter into perpetuity.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

- 4 CONDITION: Notwithstanding the Design and Access Statement and plans hereby approved, the 3 residential units shall be constructed to meet the requirements of Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2).

Evidence, confirming that the appointed Building Control body has assessed and confirmed that these requirements will be achieved shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing.

The development shall be constructed strictly in accordance with the details so approved.

REASON - To secure the provision of visitable and adaptable homes appropriate to meet diverse and changing needs.

- 5 CONDITION: No development (including demolition works) shall take place on site unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The Statement shall provide details relating to:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- viii. mitigation measures of controlling noise from construction machinery during business hours;

The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the development does not adversely impact on neighbouring residential amenity due to its construction and operation.

6 **CONDITION:** Notwithstanding the plans hereby approved, details of green roofs to the development hereby approved (including details of the extent of green roofs, and the species to be planted/seeded) shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The green roofs shall:

- " form biodiversity-based roofs with extensive substrate bases (depth 80-150mm);
- " cover at least all of the areas shown in the drawings hereby approved, confirmed by a location/extent plan; and
- " be planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works.

An explanation as to why any areas of roof would not be covered with green roofs shall be included with the above details. Green roofs shall be expected to extend beneath any photovoltaic arrays proposed at roof level.

No roofs, including the green roofs, shall be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter, and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity, to protect neighbouring privacy, and to ensure surface water run-off rates are reduced.

7 **CONDITION:** The dwellings hereby permitted shall be constructed to achieve a 19% reduction in regulated CO2 emissions, compared to compliance with the Building Regulations 2013, and a water efficiency target of 110 l/p/d. No occupation of the dwellings shall take place until details of how these measures have been achieved have been submitted to and approved in writing by the local planning authority.

The development shall be carried out strictly in accordance with the investigation and any scheme of remedial works so approved and no change therefrom shall take place without the prior written approval of the Local Planning Authority.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

8 CONDITION: Prior to the commencement of development, the following assessment in response to the NPPF and in accordance with CLR11 and BS10175:2011 shall be submitted to and approved in writing by the Local Planning Authority:

a) A land contamination investigation.

Following the agreement to details relating to point a); details of the following works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site:

b) A programme of any necessary remedial land contamination remediation works arising from the land contamination investigation.

The development shall be carried out strictly in accordance with the investigation and any scheme of remedial works so approved and no change therefrom shall take place without the prior written approval of the Local Planning Authority.

c) Following completion of measures identified in the approved remediation scheme a verification report, that demonstrates the effectiveness of the remediation carried out, must be produced which is subject to the approval in writing of the Local Planning Authority in accordance with part b)."

Reason: In order to safeguard public amenity and health.

9 CONDITION: A delivery and servicing plan (DSP) detailing servicing arrangements including the location, times and frequency shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

The development shall be constructed and operated strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free-flow of traffic.

10 CONDITION: The dedicated refuse / recycling enclosure(s) shown on the approved plans drawing numbers C-HRD3-152F & C-HRD3-502 shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter into perpetuity.

REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.

11 CONDITION: The bicycle storage areas, which shall be secure and provide for no less than 22 bicycle spaces (7 for the commercial spaces and 15 spaces for the residential) shall be constructed in accordance with approved plan C-HRD3-152F prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure adequate and suitable bicycle parking is available and easily accessible on site and to promote sustainable modes of transport.

12 **CONDITION:** A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:

- a) an updated Access Statement detailing routes through the landscape and the facilities it provides;
- b) a biodiversity statement detailing how the landscaping scheme maximizes biodiversity;
- c) existing and proposed underground services and their relationship to both hard and soft landscaping;
- d) soft plantings: including grass and turf areas, shrub and herbaceous areas;
- f) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- h) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible paving's, unit paving, furniture, steps and if applicable synthetic surfaces; and
- i) any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping shall have a two-year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter into perpetuity.

REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.

- 13 **CONDITION:** Notwithstanding the details submitted with the application, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

The CEMP shall include details and arrangements regarding:

- a) The notification of neighbours with regard to specific works;
- b) Advance notification of any access way, pavement, or road closures;
- c) Details regarding parking, deliveries and storage including details of the routing, loading, off-loading, parking and turning of delivery and construction vehicles and the accommodation of all site operatives', visitors' and construction vehicles during the construction period;
- d) Details regarding the planned demolition and construction vehicle routes and access to the site;
- e) Details regarding dust mitigation and measures to prevent the deposit of mud and debris on the public highway. No vehicles shall leave the site until their wheels, chassis and external bodywork have been effectively cleaned and washed free of earth, mud, clay, gravel, stones or any other similar substance;
- f) Details of waste storage within the site to prevent debris on the surrounding estate and the highway and a scheme for recycling/disposing of waste resulting from demolition and construction works;
- g) The proposed hours and days of work (with reference to the limitations of noisy work which shall not take place outside the hours of 08.00-18.00 Monday to Friday, 08.00-13.00 on Saturdays, and none on Sundays or Bank Holidays.)
- h) Details of any proposed external illumination and/or floodlighting during construction, including positions and hours of lighting;
- i) Details of measures taken to prevent noise disturbance to surrounding residents;
- j) Information on access and security measures proposed to prevent security breaches at the existing entrances to the site, to prevent danger or harm to the neighbouring residents, and to avoid harm to neighbour amenity caused by site workers at the entrances to the site;
- k) Details addressing environmental and amenity impacts (including (but not limited to) noise, air quality, smoke and odour, vibration and TV reception)
- l) Details as to how safe and convenient vehicle access will be maintained for all existing vehicle traffic using Thorpedale Road, Bracey Street and Hornsey Road at all times, including emergency service vehicles;
- m) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure; and
- n) Details of any further measures taken to limit and mitigate the impact of construction upon the operation of the highway and the amenity of the area.
- o) Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration.

The report shall assess the impacts during the preparation/demolition, excavation and construction phases of the development on the surrounding roads, together with means of mitigating any identified impacts. The report shall also identify other local developments and highways works, and demonstrate how vehicle movements would be planned to avoid clashes and/or highway obstruction on the surrounding roads.

The demolition and development shall thereafter be carried out in accordance with the approved details and measures. The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: In order to secure the safe and efficient operation of the highway network, local residential amenity and to mitigate the impacts of the development.

- 14 **CONDITION:** Notwithstanding the plans hereby approved, no less than 8 nesting boxes / bricks shall be installed on the development hereby approved.

The nesting boxes / bricks shall be installed prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and shall be maintained as such thereafter into perpetuity.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats and bio diversity enhancements.

- 15 **CONDITION:** The Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) certifying the Structural Methodology statement by Jampel Davison & Bell dated December 2017/2017 submitted to support the hereby approved development shall be retained (or a replacement person holding equivalent qualifications shall be appointed and retained) for the duration of the development to monitor the safety of the construction stages and to ensure that the long term structural stability of the existing buildings and other nearby buildings are safeguarded, in line with the supporting Structural Method Statement. At no time shall any construction work take place unless a qualified engineer is appointed and retained in accordance with this condition.

REASON: To ensure that the construction work carried out is in accordance to the submitted Structural Method Statement for the duration of the construction and maintain compliance with the Islington Basement Development SPD (2016).

- 16 **CONDITION:** A condition survey of the public highways main accessway and approach from Hornsey Road shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

REASON: In the interest of sustainable transport and ensuring highways freeflow and safety along Hornsey Road.

- 17 **CONDITION:** Notwithstanding the hereby approved plans, the final details (samples and detailed plans) of the exact location, design, scale, extent, finish and appearance of all screenings details and opaque glazing to both the front and rear first floor elevations to both the commercial and residential aspects of the scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter into perpetuity.

REASON: In order to achieve a high quality final appearance of the development and to ensure adequate privacy and amenity levels to adjoining users.

Your attention is drawn to any **INFORMATIVES** that may be listed below

- 1 CIL Informative: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/>.
- 2 SECTION 106 AGREEMENT: You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.
- 3 DEFINITIONS: (Definition of 'Superstructure' and 'Practical Completion') A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.
- 4 All new developments are car free. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.
- 5 You are advised that during building works a temporary means of escape must be provided to any surrounding buildings which have an existing means of escape accessed via the application site.
- 6 Nuisance from Construction Work: Nuisance from demolition and construction works is subject to control under the Control of Pollution Act. The normal approved noisy working hours are: " 08:00 to 18:00 Monday to Friday " 08:00 to 13:00 Saturday " No work on Sundays and Public Holidays If you anticipate any difficulty in carrying out construction works other than within normal working hours (above) and by means that would minimise disturbance to adjoining properties then you should contact the Pollution Project Team. T: 020 7527 7272 E: pollution@islington.gov.uk
- 7 The London Fire Brigade note that they would expect any new development here to meet the requirements of Approved Document B5 of the building regulations.

Certified that this document contains a true record of a decision of the Council

Yours faithfully



KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER

SUBSEQUENT REQUIREMENTS FOLLOWING THE GRANT OF PERMISSION

1. The Building Acts and Building Regulations

To ensure compliance with the Building Acts and Building Regulations, you should contact the Building Control Service regarding the development and any intended works.

T: 020 7527 5999

E: building.control@islington.gov.uk

2. Street Naming and Numbering

If the development results in changes to any postal address or addresses on the site you should contact the Street Naming and Numbering section. Failure to do so can result in delays to conveyancing, the connection of services or the initiation of postal deliveries.

T: 020 7527 2245 / 2611

E: address.management@islington.gov.uk

3. Environmental Health, Trading Standards and Licensing

You may need to comply with various Acts and therefore you should contact Commercial and/or Residential Environmental Health and/or Trading Standards and/or Licensing. The Licensing Team deal with premises that sell alcohol, provide entertainment, late night refreshment, gambling and special treatments such as beauty therapies, tattoos and saunas.

T: 020 7527 3186 (Commercial/Residential/Trading Standards)

T: 020 7527 3031 (Licensing)

E: Street.Trading@islington.gov.uk

Licensing@islington.gov.uk

Residential.Envh@islington.gov.uk

Commercial.Envh@islington.gov.uk

4. Inclusive Design and Access for Disabled People

The London Plan, Islington's Core Strategy and relevant Supplementary Planning Documents and Part M of the Building Regulations require the creation/maintenance of an Inclusive Environment. If you require any further information or advice on the application of the principles of Inclusive Design contact the Inclusive Design officers. Other applicable standards and design guidance are set out in:

§ Inclusive Mobility – www.dft.gov.uk/publications/inclusive-mobility

§ Approved Document M – Access to and use of buildings

§ Islington's Accessible Housing SPD –

[http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Publicity/Public-consultation/2011-2012/\(2012-03-03\)-Accessible-Housing-SPD-Adopted-March-09.pdf](http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Publicity/Public-consultation/2011-2012/(2012-03-03)-Accessible-Housing-SPD-Adopted-March-09.pdf)

§ Islington's Inclusive Landscape Design SPD -

[http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Quality-and-performance/Reporting/2011-2012/\(2012-03-03\)-Inclusive-Landscape-Design-SPD-January-2010.pdf](http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Quality-and-performance/Reporting/2011-2012/(2012-03-03)-Inclusive-Landscape-Design-SPD-January-2010.pdf)

§ BS8300:2009 – Design of buildings and their approaches to meet the needs of disabled people.

Regardless of any Planning or Building Regulations approval your client and or future occupant may have duties under the Equalities Act 2010 (which supersedes the Disability Discrimination Act). Those duties include to take all reasonable steps to ensure that disabled person experiences no less favourable treatment, which will involve the elimination of obstructive physical features.

T: 020 7527 2394

E: planning@islington.gov.uk

5. Highways

In order to comply with the provisions of the Highways Act, and/or other Highways matters, you should contact Highways Services. Hoardings, scaffolding, skips, overhanging structures, anything on the public highway (tables and chairs for example) are regulated by the Streetworks Team.

T: 020 7527 2000

E: streetworks@islington.gov.uk

6. Parking Suspensions

In order to secure parking bays for the sole use of contractors on site, you should contact Parking and CCTV Services.

T: 020 7527 1377/6262/6129

E: parkingsuspensions@islington.gov.uk

7. Trees

Any trees which are the subject of a Tree Preservation Order or within a conservation area may not be lopped, felled, uprooted or wilfully damaged without permission. Should you wish to undertake any such works contact the Tree Service.

T: 020 7527 2417/2150

E: treeservice@islington.gov.uk

8. Storage and Collection of Refuse

In order to ensure the intended approach/strategy to refuse, recycling, waste removal is acceptable, you should contact Street Environment Services.

T: 020 7527 2000

E: contact@islington.gov.uk

9. Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under the Control of Pollution Act. The normal approved noisy working hours are:

§ 08:00 to 18:00 Monday to Friday

§ 08:00 to 13:00 Saturday

§ No work on Sundays and Public Holidays

If you anticipate any difficulty in carrying out construction works other than within normal working hours (above) and by means that would minimise disturbance to adjoining properties then you should contact the Pollution Project Team.

T: 020 7527 7272

E: pollution@islington.gov.uk

10. Fire Precautions

If you require continued maintenance of fire precautions in existing buildings where no building work is planned contact the London Fire Brigade.

T: 020 8555 1200 (ext: 59163)

A: Eastern Command, Fire Safety Department

Units 5-6 City Forum

City Road,

LONDON EC1V 2FB

11. Petrol Storage

To ensure compliance with the Petroleum (Consolidation) Act and for advice on the storage of petroleum spirit or petroleum mixture, you should contact the London Fire and Civil Defence Authority.

T: 020 8555 1200 (ext: 59163)

A: Eastern Command, Fire Safety Department

Units 5-6 City Forum
City Road,
LONDON EC1V 2FB

Community Infrastructure Levy (CIL) Note Accompanying Planning Permission

1. Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), a development which has been granted planning permission becomes a CIL chargeable development if it proposes one or more new dwellings, or more than 100sqm of new build floorspace.
2. Islington Council is the CIL Collecting Authority for developments in Islington and collects both the London Borough of Islington CIL and the Mayor of London's CIL, which goes towards funding Crossrail.
3. The Council will use the [CIL Additional Information form](#) submitted with the planning application, alongside other application documents, to determine whether the application is CIL chargeable and to calculate the CIL charge.
4. If your application is deemed to be CIL liable, the charges will be calculated in accordance with the Community Infrastructure Regulations 2010 (as amended) and the applicable CIL rates from the [Islington CIL Charging Schedule](#) and the [Mayor of London's CIL Charging Schedule](#).
5. The CIL is charged in pounds per square metre and is calculated by multiplying the applicable CIL rate by the proposed gross internal area (GIA) proposed by the development. The floorspace of existing buildings to be retained or demolished as part of the development will be deducted from the CIL chargeable area if part of the existing building has been in its lawful use for at least six months in the three years prior to permission being granted.
6. After permission is granted, the Council will issue a **CIL Liability Notice** if CIL liability has been triggered, which will set out the combined Islington CIL and Mayor of London CIL charge payable on commencement of the development. The CIL charge will also be registered as a Local Land Charge against the relevant land.
7. **One (or more) of the development parties must assume liability to pay CIL for a CIL chargeable development by submitting an [Assumption of Liability Notice](#).** In the absence of this form, liability will default to site owner(s).
8. A development may be eligible for relief or exemption from CIL if it includes affordable housing, is owned by a charity and will be used wholly or mainly for charitable purposes, or is a self-build project. Relief or exemption must be claimed prior to commencement by submitting the appropriate claim form. Further information can be found on the GOV.UK website at www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions.
9. Islington Council and the Mayor of London do not have a policy for granting discretionary charitable relief or exceptional circumstances relief and will not accept claims made on this basis.
10. **You must inform the Council when the development is going to start by submitting a [Commencement Notice](#)**
11. Once the Council has been notified that development works have commenced, a **CIL Demand Notice** will be issued setting out the total amount payable, how to pay, and when payment is due.
12. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed, and you will not benefit from the 60 day payment window.
13. Late payment interest and surcharges will be imposed if payment is not received by the due date.
14. Continued failure to pay CIL liabilities due will result in the Council initiating enforcement action, including serving a CIL stop notice prohibiting further development on the site, and applying to a magistrates' court for a Liability Order to recover the debt through the seizure of assets.

Further information on CIL and all CIL forms are available on the Islington website at www.islington.gov.uk/cil, and the Planning Portal website at <https://www.planningportal.co.uk/cil>. Guidance on the Community Infrastructure Levy can be found on the GOV.UK website at www.gov.uk/guidance/community-infrastructure-levy.

APPLICANT'S RIGHTS FOLLOWING THE GRANT OR REFUSAL OF PERMISSION

Information on CIL please contact the Developer Contributions Team at cil@islington.gov.uk.

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- § **Six months:** Full (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time, and prior approval applications.
- § **12 weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- § **8 weeks:** Advertisement consent applications.
- § **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- § The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- § An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice..

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional/special circumstances. The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- § the applicant is the same as the applicant of the original application
- § site boundary is the same as the site boundary of the original application
- § the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council. This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. General Information

A planning permission does not constitute a listed building consent. Listed building consent is required before any works of development or alteration (internal or external) are undertaken to a building included on the Statutory List of Buildings of Architectural or Historic Interest.

The grant of a permission does not relieve the applicant/developer of the necessity of complying with any local Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit thereof or holding an interest in the property.

A development for which permission is granted require new rights over other people's land such as: rights to receive light and air, rights of way, access, freeholder consent, party wall award. In such situations it is appropriate to seek professional advice – please be aware that as such matters relate are private law matters, the council cannot advise you. If planning permission is given in respect of land adjoining land belonging to the council or another public authority, you are advised to consult that authority in its capacity as landowner about your proposals. Examples of land belonging to the council include: Public Parks, Gardens, Housing Estates, Estate Roads and Public Buildings such as Council Offices, Libraries and Swimming Pools.

6. If you require further advice please visits our website at www.islington.gov.uk or contact the Planning Enquiries team on 020 7527 2000.



Commercial + 3 Houses (1x3B5P + 2x2B3P)

Proposals for the mixed use redevelopment of
440A Hornsey Road, London N19 4EB

HRD3 Proposed Drawing Set_Rev.E

HRD3 DRAWING LIST (PROPOSED SET REV.E)



Drawing No.	Rev	Title	Scale	Sheet Size	Date
C-HRD3-A150	-	440A - PROPOSED - SITE & LOCATION PLAN	1:500/1:1250	A3	Dec-17
C-HRD3-A151	A	440A - PROPOSED - BASEMENT FLOOR	1:200	A3	Mar-18
C-HRD3-A152	E	440A - PROPOSED - GROUND FLOOR	1:200	A3	Jul-18
C-HRD3-A153	E	440A - PROPOSED - FIRST FLOOR	1:200	A3	Jun-18
C-HRD3-A154	E	440A - PROPOSED - ROOF PLAN	1:200	A3	Jun-18
C-HRD3-A155	A	440A - PROPOSED HOUSE 1&2 - GROUND FLOOR	1:50	A3	Jun-18
C-HRD3-A156	C	440A - PROPOSED HOUSE 1&2 - FIRST FLOOR	1:50	A3	Jun-18
C-HRD3-A157	C	440A - PROPOSED HOUSE 1&2 - ROOF PLAN	1:50	A3	Jun-18
C-HRD3-A350	A	440A - PROPOSED - SECTIONS A-A / B-B	1:200	A3	Jun-18
C-HRD3-A351	B	440A - PROPOSED - SECTIONS C-C / D-D	1:200	A3	Jul-18
C-HRD3-A352	B	440A - PROPOSED - SECTION E-E / 1-1	1:200	A3	Jun-18
C-HRD3-A353	E	440A - PROPOSED - SECTION 2-2 / 3-3	1:200	A3	Jun-18
C-HRD3-A354	-	440A - PROPOSED - SECTION A-A	1:50	A3	Dec-17
C-HRD3-A355	A	440A - PROPOSED - SECTION B-B	1:50	A3	Jun-18
C-HRD3-A356	A	440A - PROPOSED - SECTION C-C	1:50	A3	Jun-18
C-HRD3-A357	B	440A - PROPOSED - SECTION D-D	1:50	A3	Jul-18
C-HRD3-A358	B	440A - PROPOSED - SECTION E-E	1:50	A3	Jun-18
C-HRD3-A359	-	440A - PROPOSED - SECTION 4-4	1:150	A3	Jul-18
C-HRD3-SK PS 01	A	440A - PROPOSED - WINDOW WITH PRIVACY SCREEN H2 & H3	1:50	A3	Jun-18
C-HRD3-SK PS 02	-	440A - PROPOSED - SITE GATE & RESIDENTIAL GATE DETAIL	1:50	A3	Jul-18
C-HRD3-SK PS 03	-	440A - PROPOSED - LANDSCAPE	1:150	A3	Jul-18
C-HRD3-A450	E	440A - PROPOSED - AERIAL VIEW 1	-	A3	Jun-18
C-HRD3-A451	E	440A - PROPOSED - AERIAL VIEW 2	-	A3	Jun-18
C-HRD3-A452	E	440A - PROPOSED - AERIAL VIEW 3	-	A3	Jun-18
C-HRD3-A453	E	440A - PROPOSED - AERIAL VIEW 4	-	A3	Jun-18

Planning: December 2017
Revision A: March 2018
Revision B: March 2018
Revision C: June 2018
Revision D: June 2018
Revision E: June 2018
New Plans: July 2018

PROPOSED GROSS INTERNAL AREA (GIA): 1 COMMERCIAL UNIT**COMMERCIAL (440A HORNSEY ROAD)**

FLOOR	(GIA) SQ M	(GIA) SQ FT
BASEMENT	194	2088
GROUND	153	1647
FIRST	143	1539
TOTAL COMMERCIAL (440A HR)	490 sq m	5274 ft²
Outdoor space BF:	21	
Outdoor space GF:	13	
Outdoor space 1F:	0	
Total Outdoor space GF:	34 sq m	

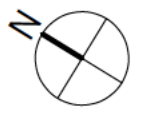
PROPOSED GROSS INTERNAL AREA (GIA): 3 RESIDENTIAL UNITS**RESIDENTIAL (440A HORNSEY ROAD)**

FLOOR	HOUSE 01	HOUSE 02	HOUSE 03
	3B 5P (GIA) SQ M	2B 3P (GIA) SQ M	2B 3P (GIA) SQ M
GROUND	54	41	38
FIRST	44	34	32
TOTAL	98 sq m	75 sq m	70 sq m
Outdoor Courtyard GF:	33	23	23
Outdoor space 1F:	11	7	7
Total Outdoor space:	44 sq m	30 sq m	30 sq m
TOTAL RESIDENTIAL (440A HR)	243 sq m	2616 ft²	
TOTAL (COMMERCIAL+RESIDENTIAL)	733 sq m	7890 ft²	



Rev. A - 05.03.18 - Existing Rooflights to No 430 & 432 Added

Commercial
 0 1 2 3 4 5 10M

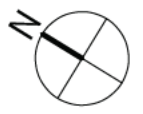
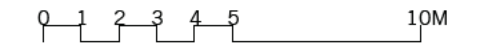




- Rev. A - 05.03.18 - Existing Rooflights to No 430 & 432 Added
- Rev. B - 12.06.18 - Sliding Site Gate Added
 - Commercial & Residential Bins and Bikes Relocated
 - GF Landscape Redesign
- Rev. C - 28.06.18 - Commercial & Residential Bins relocated
- Rev. D - 29.06.18 - House 3 GF single storey removed. GIA Area reduced
- Rev. E - 10.07.18 - Landscape updated

Hornsey Road

- Commercial
- Residential

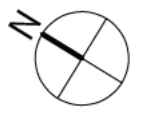
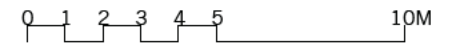




- Rev. A - 05.03.18 - Privacy Screen Added - H2 & H3
- Existing Rooflights to No 430 & 432 Added
- Rev. B - 22.03.18 - Privacy Screen Added - H1
- Rev. C - 12.06.18 - Sliding Site Gate Added
- Commercial & Residential Bins and Bikes Relocated
- H1, H2 & H3's Privacy Screen in Obscured Glass
- GF Landscape Redesign
- Rev. D - 18.06.18 - Security Measures:
- 1.5m height fence on office and bin storage area
- 1.8m height glass parapet screen to H3
- Rev. E - 29.06.18 - House 3 GF single storey removed. GIA Area reduced

Hornsey Road

Commercial
 Residential

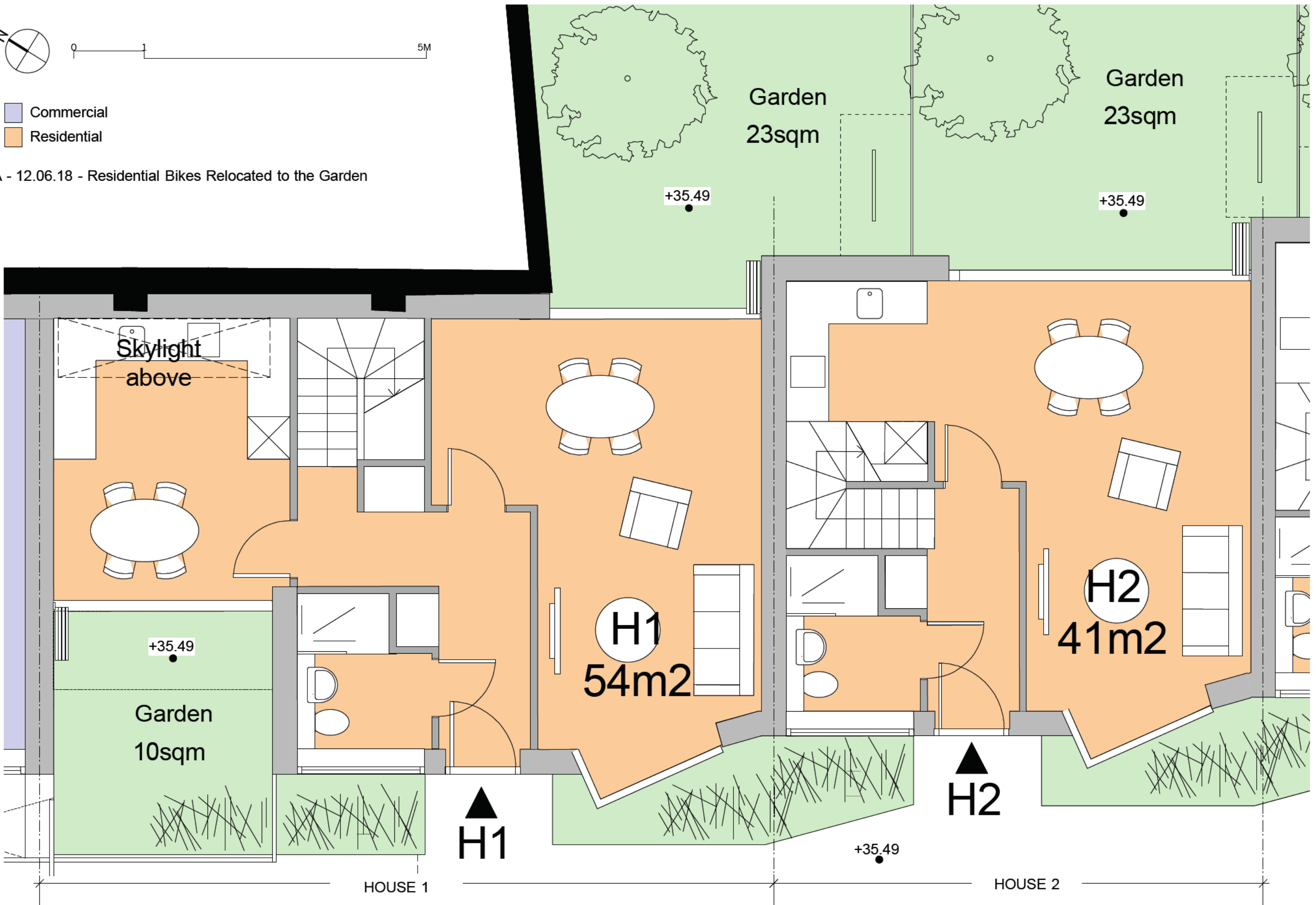




5M

- Commercial
- Residential

Rev. A - 12.06.18 - Residential Bikes Relocated to the Garden

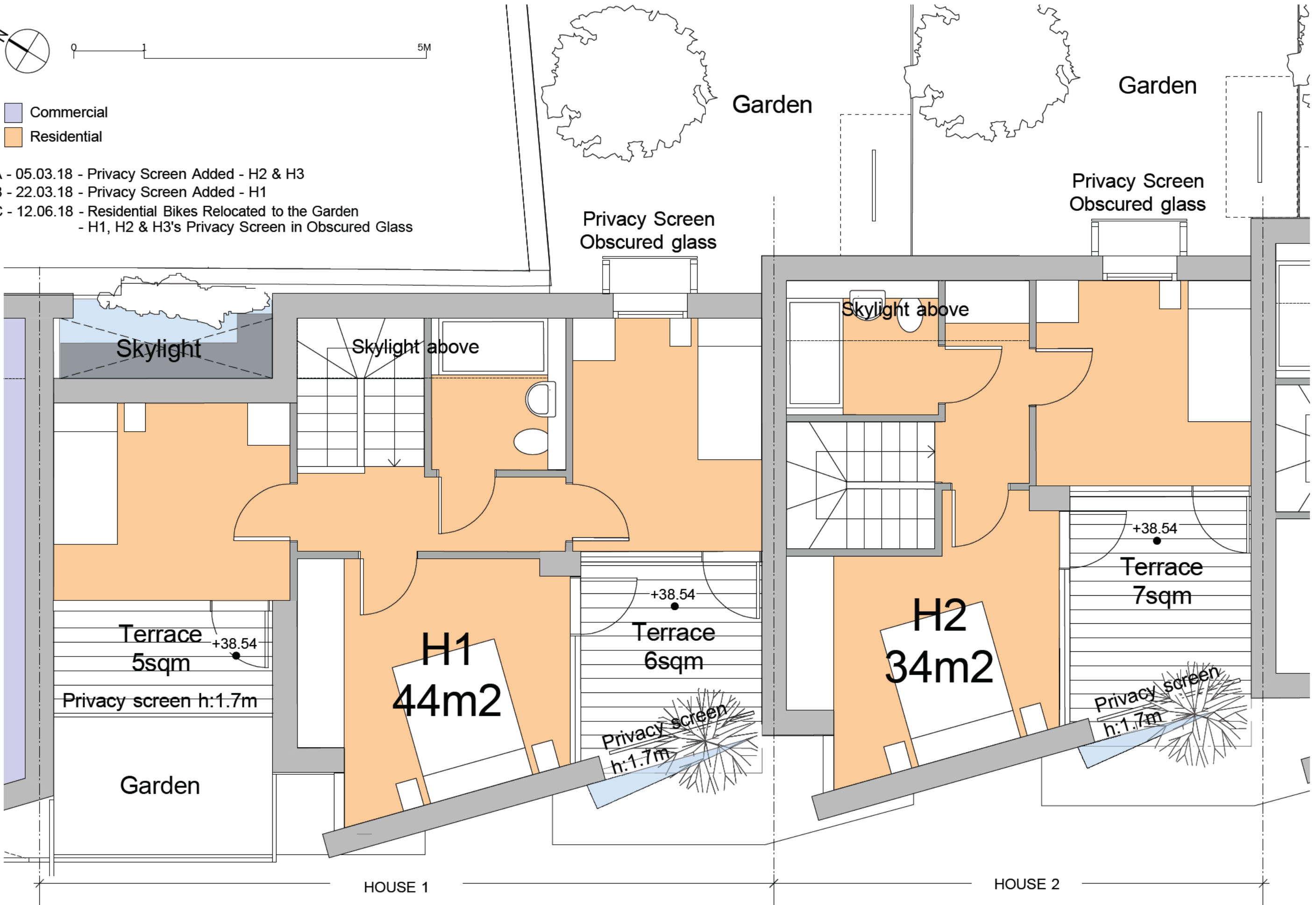




5M

- Commercial
- Residential

- Rev. A - 05.03.18 - Privacy Screen Added - H2 & H3
- Rev. B - 22.03.18 - Privacy Screen Added - H1
- Rev. C - 12.06.18 - Residential Bikes Relocated to the Garden
- H1, H2 & H3's Privacy Screen in Obscured Glass



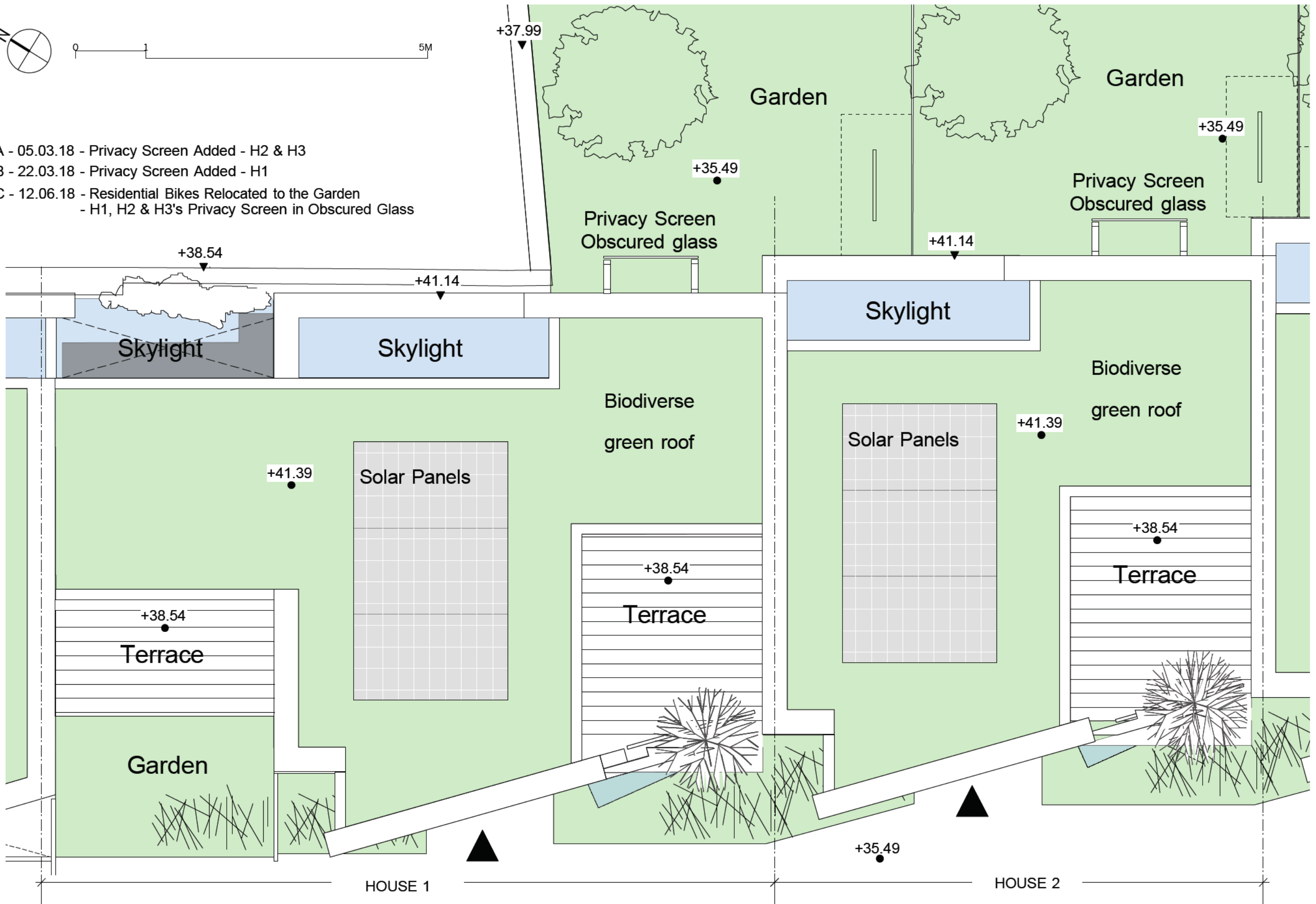


5M

Rev. A - 05.03.18 - Privacy Screen Added - H2 & H3

Rev. B - 22.03.18 - Privacy Screen Added - H1

Rev. C - 12.06.18 - Residential Bikes Relocated to the Garden
- H1, H2 & H3's Privacy Screen in Obscured Glass



APPENDIX C
MARKETING INFORMATION



Fitzpatrick Team Developments Ltd
Client Report
December 2017

440a Hornsey Road
N19 4EB

+44 (0) 20 7485 0112

71 Parkway | Regents Park | London | NW1 7PP

McHUGH & CO
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Table Of Contents

About McHugh & Co.....	Page 3
Marketing Campaign.....	Page 4
Background to Property.....	Page 7
Responses.....	Page 8
Conclusion	Page 10

Appendices:

- Appendix 1: McHugh & Co. Advertisement for Existing Site
- Appendix 2: McHugh & Co. Advertisement for Flexible B1 office Space
- Appendix 3: Image taken Jan. 2017. Prominently placed McHugh & Co. All Enquires Board
- Appendix 4: Marketing Particulars
- Appendix 5. Property Listing on Rightmove.com
- Appendix 6: Existing Site and Flexible B1 office Space advertised in the Estates Gazette, 06th May 2017
- Appendix 7: Existing Site and Flexible B1 office Space advertised in the Islington Gazette, 18th May 2017 and 25th May 2017
- Appendix 8: Existing Site and Flexible B1 office Space advertised in the Camden New Journal, 18th May 2017
- Appendix 9: Existing Site and Flexible B1 office Space advertised in the Islington Tribune, 19th May 2017
- Appendix 10: Existing Site and Flexible B1 office Space advertised in the Westminster Extra, 19th May 2017
- Appendix 11: Record of Interested Parties for 440a Hornsey Road, N19 4LB
- Appendix 12: Email from Jonathan Spence re. 440a Hornsey Road dated 12th Sept. 2017

+44 (0) 20 7485 0112

71 Parkway | Regents Park | London | NW1 7PP

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About McHugh & Co.

We are an independent Estate Agents and Auctioneers established in 1983. Christopher McHugh was born and brought up in Camden Town and still lives in this area thus giving our Agency unrivalled local knowledge across Camden and all the adjacent London Boroughs.

We have a wealth of experience in commercial, industrial and residential property both as auctioneers, sellers agent and lettings agent. We act for landlords in all manner of lease and property contract negotiations.

We are North London's leading Auctioneers and hold regular auctions throughout the year. We sell a wide variety of Residential, Commercial and Investment Property throughout London and the Greater London Area.

Our busy auction department gives us access to all the major property purchasing PLC's, property funds and specialist Real Estate Investment Trusts.

Our customers' needs are met by our professional and attentive team. We have an extensive knowledge of the property market in the North London area and can advise on sales and purchases across the area.

+44 (0) 20 7485 0112

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Marketing Campaign

In January 2017 we were instructed by Fitzpatrick Team Developments Ltd to market the property, 440a Hornsey Road N19 4EB, for sale or lease.

We act as joint agents with Martyn Gerard Commercial on this property.

Martyn Gerrard Commercial were appointed to market this property some 4 years ago in January 2014. They sought offers both in its current layout and condition and as flexibly sized finished office units.

We understand that Martyn Gerrard Commercial have reduced the asking price twice to raise the property profile and encourage interest in the property.

As an element of our marketing campaign, we have over the last 12 months contacted industry professionals, fund managers and property developers to make them aware of the options and opportunities this site presents, including the following:

1. Light industrial unit for sale. 440m2 of rarely available space¹
2. Light industrial unit for lease. 440m2 of rarely available space
3. 3 no. newly built three floor B1 office space for sale²
4. 3 no. newly built three floor B1 office space for lease

These newly built spaces are designed to be interconnected so that they can be expanded or reduced to meet market requirements.

It has been made clear to interested parties that our clients are prepared to negotiate terms for both the sale or lease of the whole or part of the building.

We invited the wider public to contact us to enquire about this and erected a prominently placed McHugh & Co. 'All Enquires' advertising board.

¹ Appendix 1: McHugh & Co. Advertisement for Existing Site

² Appendix 2: McHugh & Co. Advertisement for Flexible B1 office Space

+44 (0) 20 7485 0112

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Since our instruction in January 2017 we have:

1. Erected a McHugh & Co. "All Enquires" board prominently placed on the site facing onto Hornsey Road advertising the building. We placed an "All Enquires" board to take advantage of the general interest that this board generates.³
2. Preparation of in-house marketing particulars with an image of the building and information regarding the available accommodation, location, description of the premises, rental levels etc. The marketing particulars have been sent out in response to a number of client requirements requests received by our office during the year.⁴
3. Marketing particulars were circulated to Commercial Agents and also to local agents in the first quarter of 2017 and this exercise has been repeated twice. Unfortunately, the mail-out generated few enquires of which all were from agents acting for developers who were interested in redeveloping the site for residential purposes.
4. Marketing particulars were sent to registered applicants on our database looking for office space particularly in the N7 / N19 areas and in the general Islington area. Details have been re-circulated to registered applicants indicating that our clients are prepared to be flexible on the rental or sale price.
5. In addition to the above, Martyn Garrard Commercial, have accessed their database to regularly send information to prospective interested parties via email and post.

³ Appendix 3: Image taken Jan. 2017. Prominently placed McHugh & Co. All Enquires Board

⁴ Appendix 4: Marketing Particulars

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6. We continued to advertise the property on the McHugh & Co. website and we listed the property particulars online with Rightmove,⁵ the UK's largest online real estate portal and property website. Our on-line presence reaches out to property professionals outside of the North London area and interest was expressed in viewing the property.

7. Further to this, we advertised the property extensively in the national and local print media to encourage interested parties to contact us to enquire about the property. This included advertisements in the Estates Gazette⁶, Islington Gazette⁷, Camden New Journal⁸, Islington Tribune⁹ and Westminster Extra.¹⁰

We were contacted by a large number of interested parties but received no firm offers.

We keep a record of enquiries received and this is attached.¹¹

⁵ Appendix 5: Property Listing on Rightmove.com

⁶ Appendix 6: Existing Site and Flexible B1 office Space advertised in the Estates Gazette, 06th May 2017

⁷ Appendix 7: Existing Site and Flexible B1 office Space advertised in the Islington Gazette, 18th May 2017

⁸ Appendix 8: Existing Site and Flexible B1 office Space advertised in the Camden New Journal, 19th May 2017

⁹ Appendix 9: Existing Site and Flexible B1 office Space advertised in the Islington Tribune, 25th May 2017

¹⁰ Appendix 10: Existing Site and Flexible B1 office Space advertised in the, 06th May 2017

¹¹ Appendix 11: Record of Interested Parties for 440a Hornsey Road, N19 4LB

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Background to Property

The property has evolved over many years and was variously used for stabling and commercial uses. The buildings and yards were last used by a glazing contractor until it was no longer viable to operate from the premises.

The structure is not insulated and has a G EPC rating. To comply with the building regulations effective from April 2018, this needs to be improved to a minimum rating of E. These works should be in place before the building can be occupied by any incoming tenant. The cost of improving the insulation of the roof and structure is not commensurate with the gain by retaining the existing building.

The building contains asbestos. This makes it difficult to let as the cost of removal is prohibitive as part of a refurbishment programme of works.

We had hoped that our misgivings were misplaced and an asbestos survey was undertaken to confirm the condition and amount of asbestos on the site.

It was established that asbestos is widespread & will need to be removed by specialist contractors under controlled conditions and at considerable cost.

The site is located in a mainly residential area and is only suited to commercial operations that are relatively low key as far as noise emissions are concerned.

There are no off road delivery facilities for larger vehicles and all goods must be taken over the shared access road.

Overall, we consider that the existing buildings do not meet the requirements of tenants seeking B1 premises and are not suitable in their current condition to be let as such.

We understand that the owners are seeking planning permission for a commercially led scheme with three residential houses. We consider that a mixed commercial/residential proposal is necessary to produce a viable scheme that can be built and meet market needs.

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Responses

Through our advertisements and direct contacts, we received a considerable market response and attention from property professionals and developers.

Our advertising campaign resulted in the site receiving serious consideration from the Spence Group.

They visited the property on several occasions and their design consultants produced a scheme and cost projections. During the negotiations we offered relatively flexible terms but no firm offer was made as the Spence Group consultants found that the building was in poor condition and was not suitable for refurbishment.

Despite efforts from both parties, the negotiations were unsuccessful as the company were unable to take on the building in its current state of disrepair. They were also concerned with public transport and delivery/loading issues.

We attach a copy of an email received from Jonathon Spence dated 12th September 2017 noting his concerns. ¹²

All other enquiries received were from investors, developers or their respective agents and architects to purchase the site for residential redevelopment. This document includes people and organisations that enquired directly for information on the property.

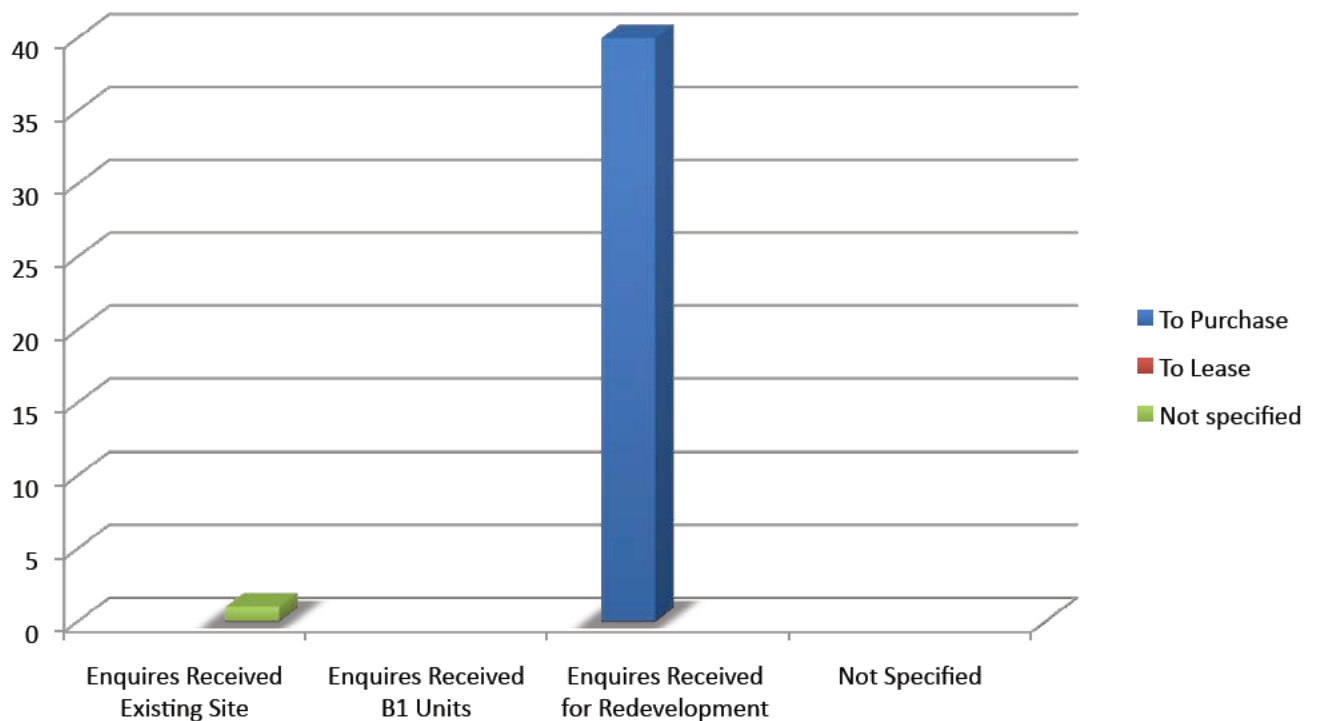
We understand our joint agents have received no new expressions of interest and despite continuing to market the property in its existing state for sale or lease, they can only report interest from development companies, and architects looking on behalf of developer clients and their agents.

¹² Appendix 12: Email from Jonathan Spence re. 440a Hornsey Road dated 12th Sept. 2017



We usually report interested parties to our clients broken down into groupings of interest e.g. Interested to lease, Owner Use etc. In this case all bar one enquiry was to purchase the property to develop as a residential site.

	Enquires Received Existing Site	Enquires Received B1 Units	Enquires Received for Redevelopment
To Purchase			40
To Lease			
Not specified	1		



Response to Web Advertising

- "We are only interested in the site for sale.... please elaborate on the refused Planning Application...."

Response to Media Advertising

- "Please can you send over details of the development opportunity in the London borough of Islington that you are marketing. We're interested for resi development"



Conclusion

McHugh & Co has advertised, and continues to advertise this property widely and believe that the market is aware of the site and it's potential.

We have held open day viewings and received comments as to the viability of the site and its potential. The response from the market is that the site is best suited to residential development. Many people noted that the current planning application was refused and queried why the local authority would refuse what appears to be a suitable site for redevelopment.

In the current climate many expressed regret that they could not make any offer at all as the site is only of use as a residential development as other uses are not suitable on this site in this location.

As of today, 11th December 2017, we have not received any offers to purchase the site or lease the site and all interest has been exclusively for residential redevelopment.

James McHugh
McHugh & Co.

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Appendix 1: McHugh & Co. Advertisement for Existing Site

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Industrial Building 440a Hornsey Road N19 4EB
FREEHOLD FOR SALE OR LEASE – ALL ENQUIRES

McHUGH & CO
ESTATE AGENTS & AUCTIONEERS

- Existing commercial building and yard
- Located in London Borough of Islington
- Net internal area 440M² (4736FT²)
- Re-development opportunity subject to necessary consents
- Rarely available space
- Vacant possession



Price: Upon Application

Enquires to James McHugh of McHugh & Co.
t: +44 (0) 20 7485 0112 e: sales@mchughandcompany.co.uk

Appendices

Appendix 2: McHugh & Co. Advertisement for Flexible B1 office Space

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B1 Site 440a Hornsey Road N19 4EB
FREEHOLD FOR SALE OR LEASE – ALL ENQUIRES

McHUGH & CO
ESTATE AGENTS & AUCTIONEERS

- Three floor B1 office approx. 456M² (4980 FT²)
- Located in London Borough of Islington
- Easy access to A1 Holloway Road and major road networks
- Zoned within Finsbury Park Neighbourhood Area
- Rarely available space



Price: Upon Application

Enquires to James McHugh of McHugh & Co.
t: +44 (0) 20 7485 0112 e: sales@mchughandcompany.co.uk

Appendices

Appendix 3: Image taken Jan. 2017. Prominently placed McHugh & Co. All Enquires Board

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Appendices

Appendix 4: Marketing Particulars

1. Existing Site for Lease
2. Existing Site for Sale
3. Proposed Site for Lease
4. Proposed Site for Sale

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Description:

440m2 of light industrial building.

Location:

Situated on Hornsey Road.

Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.

Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Tenure: Freehold.

Price: £ POA

Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Purchaser to be responsible for both parties reasonable legal costs.

Viewings:

Strictly via the owner's agent, McHugh & Co Estate Agents.

McHugh & Co for themselves for Lessors, Vendors and their agents, give notice that:-

1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
2. These details do not constitute any part of an offer or contract.
3. All statements or details contained within these particulars are without any responsibility on any part, to McHugh & Co Estate Agents.
4. All rent prices, fees and charges are quoted exclusive of VAT.
5. Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.

Contact Details

71 Parkway
London
NW1 7PP

www.mchughandco.com
sales@mchughandcompany.co.uk
020 7485 0112



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

MCHUGH & CO

ESTATE AGENTS & AUCTIONEERS



440A Hornsey Road | London | N19 4EB

Light Industrial Unit to Let – Provisional Details awaiting LANDLORD's approval.

Net Internal area Approx - 440 Square Meters /4736 Sqft.

POA

- Situated on Hornsey Road
- Grant of New Lease
- Rarely Available Space
- Within easy access of Holloway, Finsbury Park, Upper Holloway & Arsenal underground tube stations and local high streets.

Description:

440m2 of light industrial building.

Location:

Situated on Hornsey Road.

Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.

Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Tenure: Leasehold.

Price: £ POA

Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Purchaser to be responsible for both parties reasonable legal costs.

Viewings:

Strictly via the owner's agent, McHugh & Co Estate Agents.

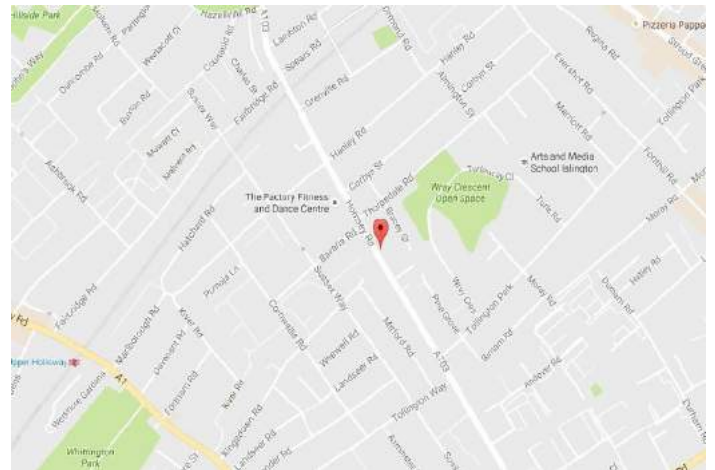
McHugh & Co for themselves for Lessors, Vendors and their agents, give notice that:-

1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
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440A Hornsey Road | London | N19 4EB

POA

This three floor B1 office measures in the region of 456m² 4908ft² which is split into Basement, Ground and First floor measuring 194m² (2088ft²), 143m² (1539ft²) and 119m² (1281ft²) respectively.

Flexible sized units available.

- Situated on Hornsey Road
- Grant of New Lease
- Within easy access of Holloway, Finsbury park, Upper Holloway & Arsenal underground tube stations and local high streets.

Description:

This three floor B1 office measures in the region of 456m² 4908ft² which is split into Basement, Ground and First floor measuring 194m² (2088ft²), 143m² (1539ft²) and 119m² (1281ft²) respectively. Flexible sized units available.

Location:

Situated on Hornsey Road.

Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.

Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Local High Street:

Hornsey Road has a mixture of department stores and several large chain stores and supermarkets, while retaining many smaller specialist and food shops, besides some street stalls.

Lease: Grant of New

Rent: TBC PAX

Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Ingoing tenant to be responsible for both parties' reasonable legal costs.

References:

A charge of £150 is payable for taking up references on behalf of proposed tenants/applicants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord/Vendor.

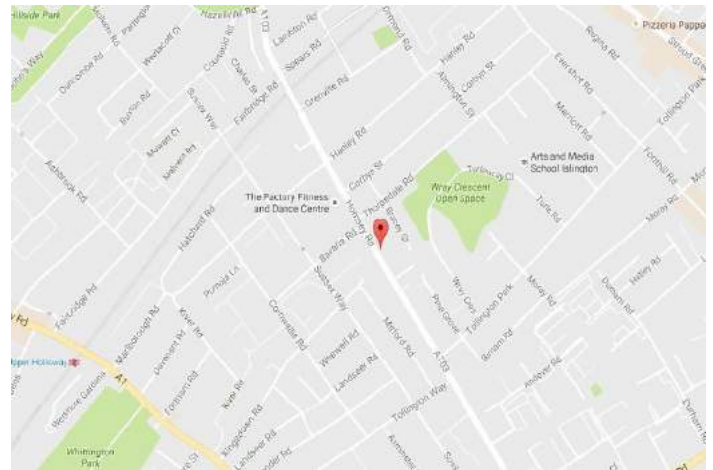
Viewing:

Strictly via the owner's agent, McHugh & Co.

Contact Details

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NW1 7PP

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440A Hornsey Road | London | N19 4EB

POA

This three floor B1 office measures in the region of 456m² 4908ft² which is split into Basement, Ground and First floor measuring 194m² (2088ft²), 143m² (1539ft²) and 119m² (1281ft²) respectively.

Flexible sized units available.

- Situated on Hornsey Road
- Grant of New Lease
- Rent - TBC Per Annum
- Within easy access of Holloway, Finsbury park, Upper Holloway & Arsenal underground tube stations and local high streets.

Description:

This three floor B1 office measures in the region of 456m² 4908ft² which is split into Basement, Ground and First floor measuring 194m² (2088ft²), 143m² (1539ft²) and 119m² (1281ft²) respectively. Flexible sized units available.

Location:

Situated on Hornsey Road.

Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.

Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Local High Street:

Hornsey Road has a mixture of department stores and several large chain stores and supermarkets, while retaining many smaller specialist and food shops, besides some street stalls.

Lease: Grant of New

Rent: TBC PAX

Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Ingoing tenant to be responsible for both parties' reasonable legal costs.

References:

A charge of £150 is payable for taking up references on behalf of proposed tenants/applicants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord/Vendor.

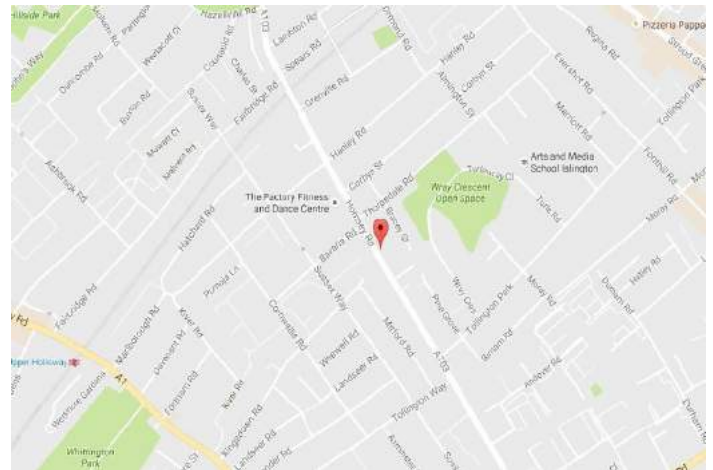
Viewing:

Strictly via the owner's agent, McHugh & Co.

Contact Details

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www.mchughandco.com
sales@mchughandcompany.co.uk
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Appendix 5. Property Listing on Rightmove.com

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miles q. ft.

Min Size to Max Size

PCM

Min Price to Max Price

Proper

Commercial Properties To Let in N19 4EB

Sort: Relevance

Grid

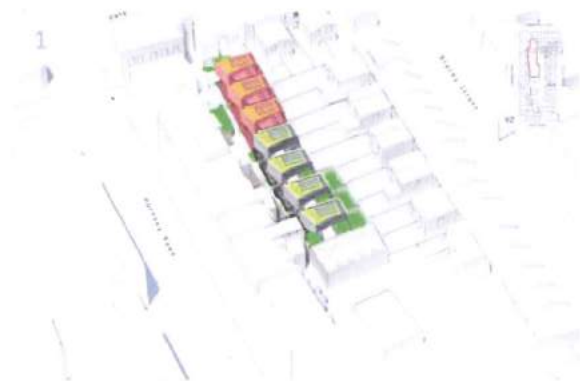
List

Map

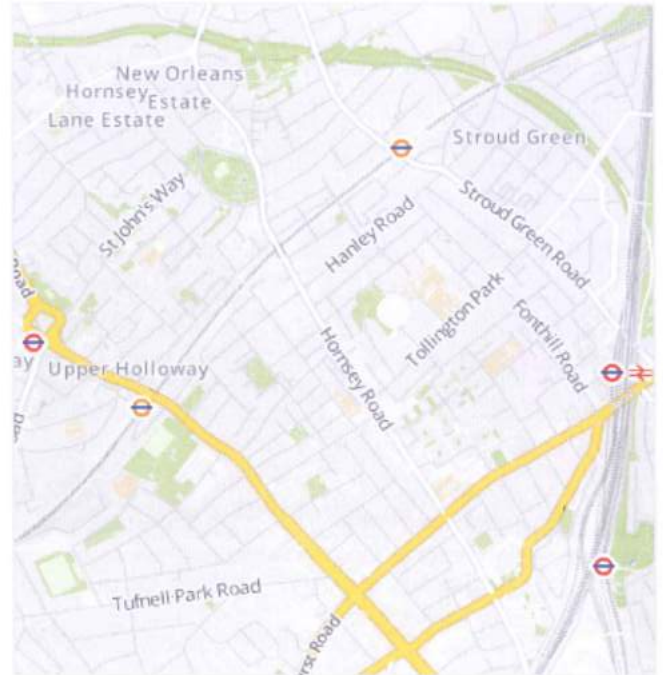
2 results



£4,583 pcm



£5,208 pcm



→ See commercial properties for sale in N19 4EB

Nearby N19 4EB

- N1
- NW1
- NW3

Appendices

Appendix 6: Existing Site and Flexible B1 office Space advertised in the Estates Gazette, 06th May 2017

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Residential Development Opportunity

FOR SALE



LAND TO THE EAST OF HOLYWELL GUTTER LANE, HAMPTON BISHOP, HEREFORD, HR1 4JN

On behalf of Joint Fixed Charge Receiver

- Outline planning consent for enabling residential development
- Reserved Matters Application submitted for 190 residential units
- Attractive semi-rural location
- 1.5 miles east of Hereford Town Centre
- 18.9 acres (7.6 ha)

For further information, contact:

Iain McArthur
Tel: 0121 265 7012
iain.mcarthur@colliers.com

Michael Maguire
Tel: 0121 265 7512
michael.maguire@colliers.com



www.colliers.com/uk

FOR SALE
Church with house
Harrow Road London W10 4RU



Immediately available
Flexible church accommodation
Semi-detached three bedroom house included
Easy travel location by road, tube and rail
Suitable for variety of D1 community uses

Graham Smith
07467 955294
graham.smith@rapleys.com

RAPLEYS

rapleys.com
0370 777 6292

For Sale - Norfolk Residential Development Site



Yarmouth Road, Hemsby NR29 4WS

- Approx 8 acres
- Outline planning consent for 93 dwellings

For more information contact
Mark Duffield BSc FRICS

Aldreds
commercial

Tel: 01493 853853
Email: commercial@aldreds.co.uk
www.aldredscommercial.co.uk

B1 Site
440a Horsney Road N19 4EB
FRESH HOLD FOR SALE OR LEASE -
ALL ENQUIRIES

- Three floor B1 office approx 4500sqm (488071)
- Located in London Borough of Islington
- Easy access to A1 Holloway Road and major road networks
- Zoned within Finchley Park Neighbourhood Area
- Rarely available space

Price: Upon Application

All Enquiries to McHugh & Co
t: +44 (0) 20 7485 0112 e: sales@mcHughandcompany.co.uk

McHUGH & CO
ESTATE AGENTS & AUCTIONEERS

Industrial Building
440a Horsney Road N19 4EB
FRESH HOLD FOR SALE OR LEASE -
ALL ENQUIRIES

- Existing commercial building and yard
- Located in London Borough of Islington
- Net internal area 4400sqm (472077)
- Re-development opportunity subject to necessary consents
- Rarely available space
- Vacant possession

Price: Upon Application

All Enquiries to McHugh & Co
t: +44 (0) 20 7485 0112 e: sales@mcHughandcompany.co.uk

McHUGH & CO
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Appendices

Appendix 7: Existing Site and Flexible B1 office Space advertised in the
Islington Gazette, 18th May 2017 and 25th May 2017

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WE BUY SHORT LEASEHOLD FLATS AND HOUSES

QUICK CASH SALE
ALL CONSIDERED, HOWEVER SHORT
PAY NO AGENT FEES
DEAL DIRECT WITH YOUR BUYER
24 HOUR EXCHANGE OF CONTRACTS
LEGALS FEES PAID

WE ARE ALSO LOOKING TO ACQUIRE:

- Unmodernised flats and houses
- Properties with structural problems
- HMO's with or without license
- Office/Commercial Buildings
- Vacant or tenanted



Call: 020 7604 2999

FREE APPRAISAL - QUICK DECISION
info@londonanddistrict.com

ST. JOHN'S WOOD <small>LEASE EXTENSION</small>	MAIDA VALE <small>LEASE EXTENSION</small>	HAMPSTEAD <small>LEASE EXTENSION</small>	WEST HAMPSTEAD <small>LEASE EXTENSION</small>
KILBURN <small>LEASE EXTENSION</small>	<p>WE HAVE A VERY MOTIVATED CLIENT, KEEN TO BUY AN INVESTMENT OPPORTUNITY SUCH AS A BUILDING OR BLOCK OF FLATS (FREEHOLDS, MIXED USE BUILDINGS OR BUILDINGS WHICH HAVE ALREADY BEEN CONVERTED TO FLATS).</p> <p>THE MAIN CRITERIA IS:</p> <ul style="list-style-type: none"> • PROPERTIES BETWEEN £2M-£10M • ALL AREAS IN AND AROUND NW LONDON • INVESTMENT OPPORTUNITY • NOT ADVERSE TO MIXED USE • UNMODERNISED/MODERNISED CONDITION • REDEVELOPMENT OPPORTUNITY <p>THE CLIENT CAN EXCHANGE CONTRACTS QUICKLY, AND CAN OFFER A QUICK OR DELAYED COMPLETION</p> <p>PLEASE CALL 020 7431 1100 (REF: DJY) www.cedarestates.com 201 West End Lane, London, NW6 3XX</p>		PRIMROSE HILL <small>LEASE EXTENSION</small>
MARYLEBONE <small>LEASE EXTENSION</small>			SOUTH HAMPSTEAD <small>LEASE EXTENSION</small>
FINCHLEY ROAD <small>LEASE EXTENSION</small>	QUEEN'S PARK <small>LEASE EXTENSION</small>	BELSIZE PARK <small>LEASE EXTENSION</small>	GOLDERS GREEN <small>LEASE EXTENSION</small>
			HAMPSTEAD <small>LEASE EXTENSION</small>

Industrial Building 440a Hornsey Road N19 4EB

FREEHOLD FOR SALE OR LEASE -
ALL ENQUIRES

- Existing commercial building and yard
- Located in London Borough of Islington
- Net internal area 440M² (4736FT²)
- Re-development opportunity subject to necessary consents
- Rarely available space
- Vacant possession

McHUGH & CO
ESTATE AGENTS & AUCTIONEERS



Price: Upon Application

All Enquiries to McHugh & Co
t: +44 (0) 20 7485 0112
e: sales@mchughandcompany.co.uk

B1 Site 440a Hornsey Road N19 4EB

FREEHOLD FOR SALE OR LEASE -
ALL ENQUIRES

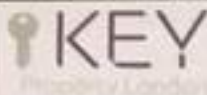
- Three floor B1 office approx. 456M² (4980FT²)
- Located in London Borough of Islington
- Easy access to A1 Holloway Road and major road networks
- Zoned within Finsbury Park Neighbourhood Area
- Rarely available space

McHUGH & CO
ESTATE AGENTS & AUCTIONEERS



Price: Upon Application

All Enquiries to McHugh & Co
t: +44 (0) 20 7485 0112
e: sales@mchughandcompany.co.uk



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keypropertylondon.com
44 Crawford Street, London W1H 1JS
info@keypropertylondon.com



SANCTUARY IN THE SUBURBS! - A MUST SEE

London living and entertaining AT ITS BEST, this charming two bedroom home reveals a light-filled, SPECTACULAR interior.

Found in the heart of Highgate and truly reflecting its urban village setting, you'll enjoy being able to walk to local shopping centres, cafes and access public transport all within five minutes.

- Two genuine double bedrooms with built-in double wardrobes
- Fully integrated, luxury German kitchen with built appliances
- Full width bi-folding doors that merge the inside and out
- 500 sq ft landscaped rear garden with a law maintenance European lawn
- Ample storage space throughout
- Central heating with underfloor heating throughout
- 4 minutes to Highgate Tube (Northern Line)

WE BUY SHORT LEASEHOLD FLATS AND HOUSES

QUICK CASH SALE
ALL CONSIDERED, HOWEVER SHORT
PAY NO AGENT FEES
DEAL DIRECT WITH YOUR BUYER
24 HOUR EXCHANGE OF CONTRACTS
LEGAL'S FEES PAID

WE ARE ALSO LOOKING TO ACQUIRE:

- Unmodernised flats and houses
- Properties with structural problems
- HMO's with or without license
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Appendices

Appendix 8: Existing Site and Flexible B1 office Space advertised in the Camden New Journal, 18th May 2017

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Property News

'Thriving' community space is set to give way to development of nine-storey block of flats

Vote favours plans to demolish church

A CONTROVERSIAL plan to demolish a church in Hagney, Park and replace it with a nine-storey block of flats has been approved by the Town Hall's planning committee.

Developer British Land had applied to knock down St Anne's Church in Linton Place, south of Euston Road, and

by DAN GARNER

build the block of 22 flats as part of a legal requirement to provide affordable homes in the area. They also sought permission to add three more to a block next door with office space and new shops on the ground floor of the housing block. The developer has recently

built Triton Square, Euston, a housing complex of offices and shops, and the new houses are part of their planning permission.

But a coalition of groups in the neighbourhood had hoped Camden Council would block the scheme for a variety of reasons. At the meeting on Thursday night, coun-

cillors voted in favour of the plan despite concerns from the Ethiopian Orthodox Church, who see St Anne's, Historic England, who expressed fears over the building's effect on a Grade II one listed church next door, St Mary Magdalene, designed by Victorian architect Augustus Pugin, and objections from Westminster Kings-

way College, based next door, who say the building will cut their college in shadows.

Sublette Linda Houghton, speaking on behalf of the Ethiopian Orthodox Church, told the meeting that the scheme broke planning law as it would lead to the loss of community space.

She said: "It is a thriving community with over 100 members, and the congregation has increased since the church moved from its former home in Telford Park."

"It is a multi-faith church and provides a range of services including mentoring and business outreach projects. It provides support to the community and to teenagers - the only church of its type in London that provides this level of support."

She cited the Town Hall's policy of protecting community facilities and added there was a clear need for the church to remain in the Euston area.

British Land's representatives said they had been helping the church find new premises but church representatives said nothing that had been offered was suitable, due to size, location or limits on use.

Ms Houghton added: "The fact remains, policy allows existing community facilities must be kept or replaced. The need for housing does not make up for the loss of a community building."

British Land's planning director, Michael Meadows, told the meeting the firm has a long-standing relationship with the Euston neighbourhood, saying: "...we are extremely proud to work with the Camden and Euston communities."

He added: "We are excited about this scheme and have been speaking to the community for 18 months... we will provide affordable housing for 100 local residents, jobs and a major investment in Camden. We have extended the church's lease so they have until September to find a new place and we will assist the church in finding a new home."



Artist's impression of the 9-storey block of flats



St Anne's, set to be demolished, next to St Mary Magdalene



Architect Matthew Lloyd told the meeting the new block had been carefully designed and

would have a positive effect on the area, said. "It will help with the area."

The Town Hall meeting continues automatically to plan schemes.

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**Industrial Building
440a Hornsey Road N19 4EB
FREEHOLD FOR SALE OR LEASE -
ALL ENQUIRES**

- Existing commercial building and yard
- Located in London Borough of Islington
- Net internal area 440M² (4736FT²)
- Re-development opportunity subject to necessary consents
- Rarely available space
- Vacant possession

Price: Upon Application

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Appendix 9: Existing Site and Flexible B1 office Space advertised in the
Islington Tribune, 19th May 2017

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Forum

Biased Tory press undermines democracy

This year election is the final national poll in executive years and comes at a time of unprecedented political upheaval and uncertainty. Little wonder that the Opposition for Security and Co-operation in Europe has made such a fact-finding mission to the UK to assess the state for international cooperation.

That there are particular reasons why this election is more than any other in recent memory – falls on the most basic test of democratic integrity: whether citizens are sufficiently exposed to diverse and independent media in order to make informed decisions at the ballot box.

For a start, we know that Rupert Murdoch and his media firms own two newspapers – continue to elect the Prime Minister and Chancellor of a state that

This election fails the most basic test of democratic integrity by denying voters the diverse and independent media they need to make informed decisions at the ballot box, warns Justin Schlosberg (above)



denies any other individual or organisation. This is an epic of widespread dishonesty and corruptly exposed voters Murdoch's newspapers since the phone hacking scandal erupted in 2011. At that time, News Corp was attempting to buy out SkyH – Britain's monopoly satellite platform – but withdrew the bid after the scale of the crime became clear.

Five years later and four months prior to Theresa May's 23rd Century Fox announced its intention to buy out Sky. Whether by accident or design, this announcement coincided with a government consultation on whether or not to carry out part two of the Leveson inquiry, which was concluded in the aftermath of the phone hacking scandal and



Tory-leaning press has 'exerted influence over the agenda of television news' at election time

intended to get to the bottom of corruption between Murdoch's newspapers and viewers of the Metropolitan Police. The government was also consulting on whether or not to fully implement the proposals for press regulation recommended by Leveson and crafted in a subsequent Royal Charter with cross-party support.

The Conservatives are the only major party to have signalled a willingness to engage on this approach, while Labour and the Liberal Democrats have voiced significant concerns regarding Rupert Murdoch's renewed bid to buy out Sky via 21st Century Fox.

By any measure then,

the press at a whole has an unprecedented vested interest in securing the re-election of the Conservatives. But this is not just about newspapers. According to a recent study conducted by Cardiff University, the UK's predominantly Conservative-leaning national press exerted considerable influence over the agenda of television news in the 2013 general election, including the BBC's.

And if anything, the press has moved further to the right since 2015 as reflected by the recent appointment of George Osborne (Conservative MP and former Chancellor) to the role of editor-in-chief of the Evening Standard.

On top of that, the current election

coincides with ongoing investigations by the Information Commissioner (ICO) and the Electoral Commission into allegations of foreign interference and campaign finance abuse.

There are especially grave concerns regarding the opaque ways in which political advertising via social media can be financed, and the potential to target voters with highly creative and individually-crafted messages.

Against this backdrop we might legitimately ask the question, what kind of democracy is this? What kind of democracy enables an incumbent government to call a snap election at a time of its choosing (despite

having introduced legislation intended to avoid just that), with the compliance of an already favourable press and a crucial lead in the opinion polls?

What kind of democracy allows a sitting Prime Minister to refuse to debate publicly with any of the opposition and yet still get away with getting its message about "leadership"? What ever the result, there are the kinds of questions that must be addressed if we are to meet the growing crisis of legitimacy and public trust in our political system.

● **James Hutchinson** is a media activist, lecturer at Birkbeck College and a member of the Media Reform Coalition.

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FRESHFOLD FOR SALE OR LEASE - ALL ENQUIRIES



- Existing commercial building and yard
- Located in London Borough of Islington
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- Re-development opportunity subject to necessary consents
- Rarely available space
- Vacant possession

Price: Upon application

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Hands off Jeremy Pensioners protest at 'media abuse'

MEMBERS of Islington Pensioners Forum, above, posed with a banner outside the Town Hall yesterday (Thursday) to call on the media to stop the "abuse" of Labour leader Jeremy Corbyn. Group chairman George Derack, a Labour Party member, said it was "absurd" that the Islington North MP, who is the forum's

president, has been "intentionally and cynically abused by much of the media". "Forum members are angry," Mr Derack said. "Jeremy is our president. He is a friend and supporter. The forum is non-party political, but we respect Jeremy's stand for the things he believes in, and we applaud his refusal to put on presidential airs and graces or

succumb to cheap gossip and smear tactics." "They [the media] repeat statements made by MPs and former leaders of his party who opposed him in the leadership elections and they put loaded questions to people in the street who, under their influence, re those statements."

Appendices

Appendix 10: Existing Site and Flexible B1 office Space advertised in the Westminster Extra 19th May 2017

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Stuart's new kind of hostel

The ex-homeless hostel was taken over by One Housing and now provides beds for travellers. Profits go to other schemes that help the vulnerable

Every day, a stream of people come and go from Sofohostel in Dean Street. Some young travellers and school groups to other people and families, off to explore London.

Based in the very corner of Soho, the 200-bed hostel provides an affordable spot for all kinds of people to stay and, since it opened in its current guise in 2014, manager Stuart Ball has been on hand to welcome them in.

But the building's history goes much further back than that, as from the 1970s until three years ago it was a homeless hostel for long-term rough sleepers.

Everyone there had varying support needs, ranging from alcohol and drug use to mental health problems, or they had simply been on the street for a long time.

Stuart, 45, who has worked there for more than 14 years and seen it through its transformation, recalls what it used to be like. "You met some really good characters, people who have just fallen on hard times and didn't know how to support



Stuart Ball is the new face of Sofohostel

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Industrial Building
440a Horseney Road N15 4EB
FREEHOLD FOR SALE OR LEASE - ALL ENQUIRIES



- Existing commercial building and yard
- Located in London Borough of Islington
- Net interval area 400M² (4236FT²)
- Re-development opportunity subject to necessary consents
- Rarely available space
- Vacant possession

Price: Upon application

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themselves out of the cycle," he says.

"Over the years I met many different people, those from the armed services, lawyers, teachers, everybody."

"The aim of the scheme was to stabilise people's substance use or their mental health and then attempt to move people back to temporary or semi-permanent accommodation."

"It could be difficult - you are dealing with people's emotions, people who have dealt with abuse in their past, you get some angry characters."

But also when you saw someone come in from the streets and then 18 months later move into semi-independent living, with their support network in place to maintain that, the rewards were extremely high.

The hostel was taken over by One Housing and, in 2014, the homeless hostel was closed down.

"Westminster felt that there was an over-provision of homeless provision at the time. We had quite a few beds at the time," Stuart says.

"Also it was a very old building and it needed work doing to it quite substantially."

Personally, he did not

WESTMINSTER PEOPLE

Alina Polianskaya talks to manager Stuart Ball at Sofohostel, about its transformation

that the lively Soho was an ideal location for a hostel for homeless people with support needs.

The decision was made to transform it into a backpackers' hostel, and after some refurbishment and a fresh lick of paint, Sofohostel was born. But the social purpose remained.

Profits from the hostel now go into other One Housing schemes that help vulnerable people.

The group runs Arlington, a large hostel for the homeless in Camden, which is where much of the money goes.

It has paid for the running of employment schemes, teaching those at the hostel skills such as construction and cleaning, to help get them into work, as well as an

energy scheme. It has also paid for massages for day trips as part of the group's older people's and mental health schemes, and much more.

As someone who was homeless himself for two years, the social purpose was vital for Stuart.

"It is a very important aspect and part of my passion for the job," he says. He was living in a hostel elsewhere when he first got involved in a volunteer at the age of 28, before working his way through the ranks at what is now Sofohostel.

"There is more of an understanding," he says.

Now general manager at Sofohostel, Stuart describes the job as "very similar", in some ways, to before. "People come here expecting great customer service and knowledgeable,

friendly staff. But I do think, now you have people coming here on business and on holiday trips - which is a slightly different mix."

"The key thing is it is still serving a social purpose and you explain that to guests they really get it. It's a great company money they are getting but it's not going to shareholders or a company, so it's a bit more of a conscience as well."

Brightly coloured, the hostel is now vibrant, featuring a terrace with a new roof garden, but Stuart is now vibrant, bearing scars a wide variety.

"You meet so many different people from all over the world," Stuart says. "If people person a better job could be done."

We have a huge Korean audience quite unique, by Americans, and people from

Stuart adds: some great friendships, they get competition for what we had to do from Fran from Germany were really cool that was good

Appendices

Appendix 11: Record of Interested Parties for 440a Hornsey Road, N19 4LB

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Lead	Company	Contact Telephone	Contact Email
Alex Horn	Northport Property	[REDACTED]	ahorn@[REDACTED]
John Cooper		[REDACTED]	cooperjohn11@[REDACTED]
Shayan Keyhan-Rad	Investre Ltd	[REDACTED]	shayan@[REDACTED]
Richard Hanouka	Monopoly Estates	[REDACTED]	richard@[REDACTED]
Max Sachon	SAS Investments	[REDACTED]	[REDACTED]
Lawrence Freeman	Lawrence Associates	[REDACTED]	lawrence@[REDACTED]
Muddasir Dada		[REDACTED]	msdadajr@[REDACTED]
Vakho Potschisvili	SAV Group	[REDACTED]	vakho@[REDACTED]
Pierre Schneider On behalf of a client	The JPS Consultancy	[REDACTED]	pierre@[REDACTED]
Adam Davis		[REDACTED]	adamdavis2002@[REDACTED]
Richard Parkin-Mason	Bluecroft Property Development	[REDACTED]	richard@[REDACTED]
Ricky Sandhu	Devonshire Property Group	[REDACTED]	rsandhu@[REDACTED]
Matt Hunter	Aston Rose	[REDACTED]	matthunter@[REDACTED]
Russell Prince	The Door	[REDACTED]	rp@[REDACTED]
Annette Eales	Dennis Singer Architects	[REDACTED]	maire@[REDACTED]
Monika Kajnozi	Dorchester Estates	[REDACTED]	monika@[REDACTED]
Marc Herman	Greencourt Property Group	[REDACTED]	marc@g@[REDACTED]
George	Sherington Investments	[REDACTED]	george@[REDACTED]
David Cross		[REDACTED]	[REDACTED]
John Lahiff	Nobel House Properties	[REDACTED]	john@[REDACTED]
Mr Nikki Victoros		[REDACTED]	nikki@[REDACTED]
Mr Alex Deutsch	Concrete Investments	[REDACTED]	alex@[REDACTED]
George Porteous		[REDACTED]	george@[REDACTED]
Andrew Neophytou		[REDACTED]	aneophytou@[REDACTED]
Pat Bell	Landview Properties	[REDACTED]	sec@[REDACTED]
Christian Kortlang MRIC	IDM Propertoes	[REDACTED]	ck@[REDACTED]
Jerry Doňovan	VHE Constructions	[REDACTED]	vheconstruction@[REDACTED]
George Basrawy	Michael Shwartz Group	[REDACTED]	George.Basrawy@[REDACTED]
Danny Bhardwa	London Home Counties	[REDACTED]	danny@[REDACTED]
Mr Patel		[REDACTED]	kilesh@[REDACTED]
David Barnett		[REDACTED]	
Dominic Navin-Jones	DKA Surveyors	[REDACTED]	
Craig Longleaf	Longlear Plumbers	[REDACTED]	craig@[REDACTED]
Jonathon Spence	Spence Ltd	[REDACTED]	jonathon.spence@[REDACTED]
Robin		[REDACTED]	
Lucy Williams	Compicite	[REDACTED]	lucy@[REDACTED]
Mr Hoying		[REDACTED]	
James Deighton		[REDACTED]	
Gary Berzinski		[REDACTED]	garyber@[REDACTED]
Tim Goddard		[REDACTED]	timothyg1986@[REDACTED]
Mr J Bagot	Bagot Contractors	[REDACTED]	jbagot@[REDACTED]

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Appendix 12: Email from Jonathan Spence re. 440a Hornsey Road dated 12th Sept. 2017

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From: Jonathon Spence [<mailto:Jonathon.Spence@spenceltd.co.uk>]
Sent: 12 September 2017 09:18 **To:** James McHugh
<James@mchughandcompany.co.uk> **Subject:** 440a Hornsey Road

Dear James

Thank you for showing us the property in Hornsey Road, unfortunately this is not one for us.

We would very much like to be in N7 but the work required to make the place usable is simply too costly. Also, there are issues with parking and unloading which do not help.

We are interested in looking at other properties that come up in this area which ideally would be closer to a tube station and have parking for vans and cars.

Hope to hear from you.

Kind regards

Jonathon Spence

Managing Director

T: +44 020 3214 5230

M: +44 077 7629 6004

jonathon.spence@spenceltd.co.uk | www.spenceltd.co.uk

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Marketing Report
440a Hornsey Road, London N19 4EB



Report on Marketing Procedures
January 2017

for

Fitzpatrick Team Developments Limited



1. INTRODUCTION
2. LOCATION
3. DESCRIPTION
4. CONDITION OF EXISTING BUILDINGS IN RELATION TO MARKETABILITY
5. ECONOMIC VIABILITY OF REFURBISHMENT OF THE EXISTING BUILDING
6. HOW WE MARKETED THE EXISTING BUILDING
7. MARKETING THE EXISTING SITE FOR SALE
8. MARKETING THE EXISTING SITE TO LET
9. HOW WE MARKETED THE PROPOSED COMMERCIAL FLOORSPACE
10. MARKETING OF 325M2 TO LET
11. MARKETING OF 456M2 TO LET
12. MARKETING OF 325M2 FOR SALE
13. MARKETING OF 456M2 TO SALE
14. INTERESTED PARTIES
15. STATISTICAL ANALYSIS TO RESPONSE OF MARKETING
16. AVAILABILITY AND DEMAND FOR EMPLOYMENT FLOORSPACE
17. SUPPLY & DEMAND FOR COMMERCIAL SPACE FOR SALE & LEASE
18. MARKETING TRENDS IN N19
19. SUMMARY & CONCLUSION

- APPENDIX 1: Property Particulars, 456m2, £75,000.00, leasehold
- APPENDIX 2: Property Particulars, 456m2, £62,500.00, leasehold
- APPENDIX 3: Afobi Letter, March 2014
- APPENDIX 4: Afobi Letter, August 2014
- APPENDIX 5: Property Particulars, 440m2, 2014, POA, freehold
- APPENDIX 6: Property Particulars, 440m2, 2016, POA, freehold
- APPENDIX 7: Letter to Client, February 2016
- APPENDIX 8: Letter to Client, August 2016
- APPENDIX 9: Property Particulars, 440m2, 2014, POA, leasehold
- APPENDIX 10: Property Particulars, 440m2, 2016, POA, leasehold
- APPENDIX 11: Property Particulars, 325m2, 2014, POA, freehold
- APPENDIX 12: Property Particulars, 325m2, 2014, £63,000.00, leasehold
- APPENDIX 13: Property Particulars, 325m2, 2014, £55,000.00, leasehold
- APPENDIX 14: Property Particulars, 325m2, 2014, POA, freehold
- APPENDIX 15: Property Particulars, 456m2, 2016, POA, freehold
- APPENDIX 16: Interested Parties
- APPENDIX 17: Rightmove Property Listings for Sale & Lease
- APPENDIX 18: Islington Council’s Employment Cluster Review, 2012



INTRODUCTION

Meet the Team

Martyn Gerrard Estate Agents are an award-winning, family-run estate agents selling and letting property in North London and North West London.

Established in 1964 we have grown to become one of the largest, most successful and well respected independent estate agents in the area.

We pride ourselves on putting people before property, so you can expect a friendly, honest and personalised service. Our buyers and sellers have given us a customer satisfaction rating of 90%, reflecting our dedication to providing the best possible customer experience.

Our team of friendly and experienced staff live locally or grew up in North London, so our knowledge of the area is second to none.

Martyn Gerrard Estate Agents is one of the largest and most highly respected independent Estate Agents in North & North West London.

We have been dealing with New Homes for retained clients for 47 years, but due to growing demand we have now invested heavily in a totally dedicated Land and New Homes Department.

This provides developers and land owners with a unique and bespoke hands on service.

We have worked for some of the UK’s top House Builders and they know exactly how we work, and what they expect from their selling agents.

This means that the Martyn Gerrard Land and New Homes Department is able to give a different type of service that no other agent offers.



We can work alongside a Developers existing sales team, or if required provide a full Sales & Marketing Package, such as high quality sales brochures and advert design, signage and can organise a fully furnished show home and supply, support and manage site sales staff.



Our wealth of knowledge and experience in North and North West London means Martyn Gerrard Land and New Homes Department is able to give realistic advice on current market conditions and future trends and help a Developer to identify target markets to ensure the correct specification and property mix in order to maximise prices achieved.

Purpose of Report

This report is intended to:

- Indicate the viability of the subject premises to remain or to be substantially refurbished for commercial B1 office use.
- Illustrate what marketing has taken place to reach businesses and individuals who may be interested in the property’s potential as existing premises or as a new build commercial development.
- Show the extent of supply and demand for commercial space in the immediate and wider areas around the subject site.

Conclude and offer a reasoned opinion and recommendation for the best way forward taking into account all factors and market conditions.

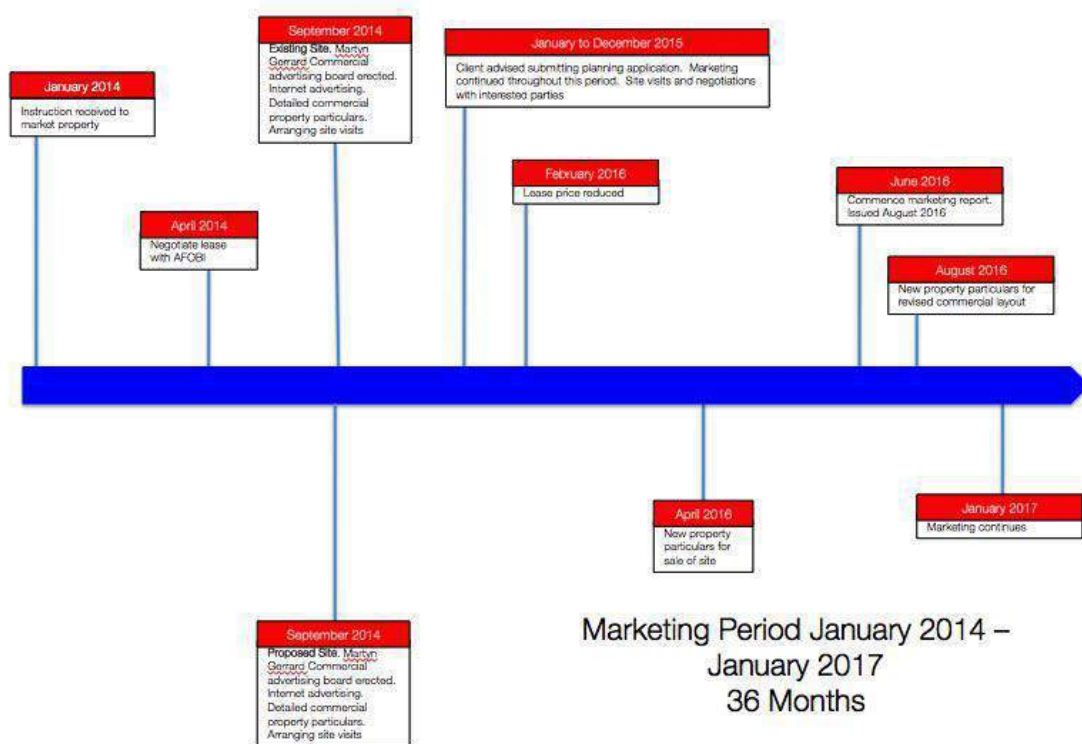


Timeline of Report

We commenced marketing of 440m2 of commercial B1 use in January 2014. We have continuously marketed this site and as other schemes have become available they too have been marketed.

This timeline illustrates that marketing for the proposed commercial scheme commenced on April 2014 and marketing has been continuous since that time.

All marketing is on going.



LOCATION

The property is accessed from an access way off Hornsey Road N19 with no street frontage onto Hornsey Road.

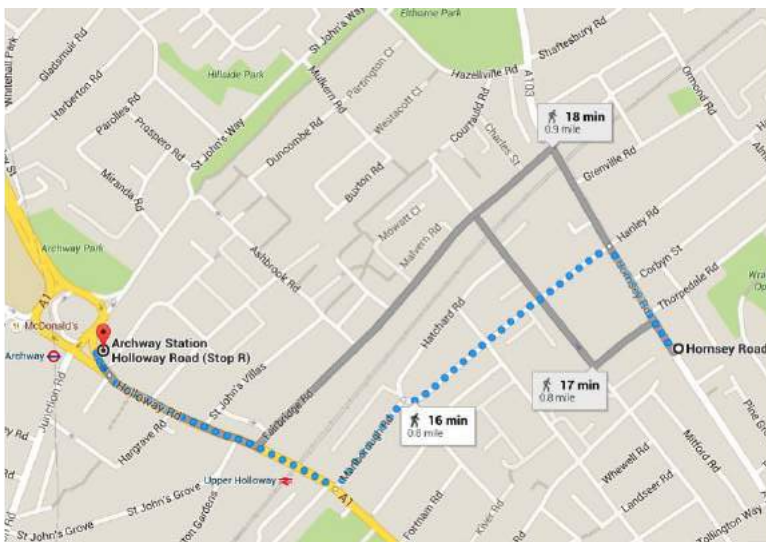
The immediate surrounding area on Hornsey Road is mainly a mixture of Victorian residential terraces with a single retail unit (a tailor) at street level although many of these are now converted to residential usage.

This section of Hornsey Road is served only by the number 91 bus route operating between Crouch End and Trafalgar Square.

Journey times are approximately 20 minutes from our subject site to Caledonian Road underground station by bus which is the nearest London Underground station served by the 91 bus.

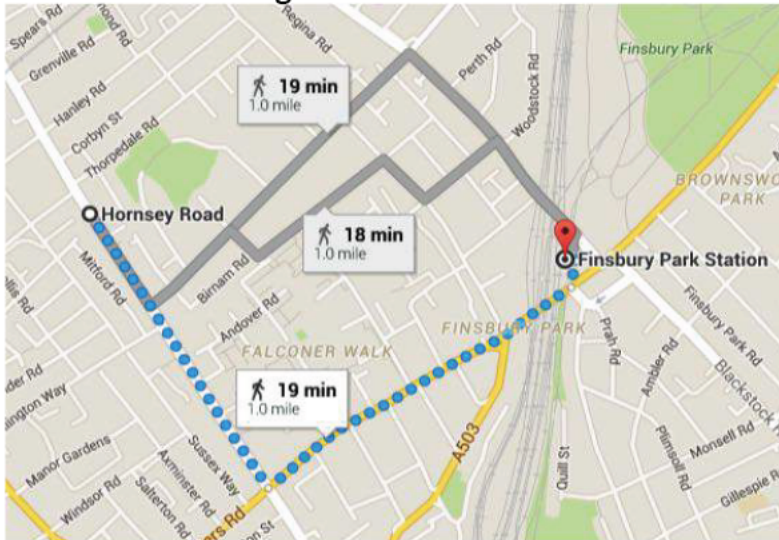
There are two London Underground stations within walking distance of the site as illustrated below.

Archway Station, Northern Line. 16 minutes walking distance.



Google Maps. July 2016

Finsbury Park Station, Victoria Line, Piccadilly Line and British Rail.
 19 minutes walking distance.



Google Maps. July 2016

Potential tenants commented that they would have difficulty recruiting staff where the walk from a tube station exceeds 10 minutes. The subject site is located 16 and 19 minutes from Archway tube station and Finsbury Park tube station respectively. This, coupled with other site constraints including lack of local amenities and no street frontage and poor access, made the space unattractive.

The property is surrounded on all sides by residential premises and is not within a commercial centre. We believe this will have a negative impact on the desirability of the buildings to potential commercial occupiers.



DESCRIPTION

The property has been extended over time with a number of additional built structures adding to the built form. As a result the internal areas are poorly laid out.

The buildings are in poor condition both structurally and internally. Externally there are several types of roofing that require replacement and the buildings also require new rooflights throughout.

The internal area is dilapidated and needs a complete reconfiguration and massive refurbishment to bring it up to a modern specification that would potentially make the buildings attractive to occupiers.

The ceiling and partitions are lined with asbestos sheeting that if disturbed would be hazardous to health and can only be removed by adequately trained and qualified contractors.

There is no parking in the access way to the property and the alleyway has shared access with the mosque at 440 Hornsey Road and the bookmakers, William Hill, at 442 Hornsey Road. There is not a current provision for bicycle parking which would be essential for a modern occupier.



We have not undertaken on-site measurements but have been advised by Chassay + Last Architects that the existing buildings have the following net internal areas:

440A Hornsey Road, London N19 4EB

**EXISTING GROSS INTERNAL AREA (GIA):
 COMMERCIAL (440A HORNSEY ROAD)**

FLOOR	GIA SQ M	GIA SQ FT
GROUND	422	4542
FIRST	18	194
TOTAL COMMERCIAL	440 m²	4736 ft²



CONDITION OF EXISTING BUILDINGS IN RELATION TO MARKETABILITY

The previous occupiers (Glaziers) found that the building was not suitable to run their established business as the building was not fit for purpose to run a modern and Health and Safety conscious company. An Energy Performance Certificate would confirm the building is an unacceptable G Rating. The cost of refurbishment was considered to be overly excessive by the previous tenants, therefore they vacated the premises.

The facilities and configuration provided in a dated building of this size are not cost effective for potential B1 occupiers. Costs are especially important in the current economic climate. When potential occupiers consider a building, all costs are taken into account and are deterred by poor value—returns. The inevitability of expensive and ongoing maintenance required in an older building are off-putting.

The nature and type of the building has very limited appeal to modern day occupiers. The space does not comply with statutory and regulatory requirements in terms of Health and Safety. The asbestos clad walls and ceilings mean the likelihood of refurbishment is greatly reduced due to the major costs and disruption this would entail.

When considering the marketability of the existing site we also have to take into consideration current market conditions and demand. The layout deficiencies and lack of modern facilities coupled with this location which has no street frontage and poor delivery access, have proved to deter commercial tenants from occupying the space. It is our opinion that this site is unsuitable for most commercial organisations.



ECONOMIC VIABILITY OF REFURBISHMENT OF THE EXISTING BUILDING

Potential commercial occupiers are very particular about the quality of the space they are taking and have a distinct preference for modern space and specify a high quality internal fit out. This is especially important for companies and organisations whose profile and presentation is as important as the work that they do for and with their clients.

Organisations want up to date facilities including telecoms, cabling, air conditioning and raised floors. These features are not possible on this site without uneconomic investment.

Refurbishment works cannot be recommended, as the cost involved will exceed the completed value.

It is considered that refurbishment is not a viable option due to the following:

- Poor condition of existing structure
- Cost implications of asbestos removal
- Poor layout and floorplate
- Poor natural light levels
- Prohibitive cost of refurbishment
- No street frontage
- Limited access for deliveries
- Timescales and cost for such an unviable project

PROPOSED COMMERCIAL FLOORSPACE MARKETABILITY

The proposed redevelopment of 440a Hornsey Road will provide 456m² of modern commercial floorspace that can be occupied by a range of commercial users.

This proposed redevelopment will provide high quality commercial floorspace.

The proposed commercial floorspace was initially marketed for £75,000.00, *Appendix 1*, and reduced to £62,500.00, *Appendix 2*, after lack of interest. At present there has been limited interest from tenants for this floorspace and we believe this is due, in part, to the undesirable location.



HOW WE MARKETED THE EXISTING BUILDING

We adopted a multi - faceted approach to marketing this building ensuring that a wide coverage was achieved. This approach informed key industry investors, local business owners and other interested parties such as self-invested pension fund holders who were all made aware of the property.

We first marketed the property in January 2014 and entered into open negotiation for an off the market deal with a local company who expressed an interest in March 2014. *Appendix 3.* They indicated they were likely to take a long lease on the premises. After the summer we were informed they no longer wished to proceed due to the high expense of the refurbishment works. *Appendix 4.*

We marketed the property to the wider public and erected a Martyn Gerrard Commercial agency board during September 2014, as shown below. This was to invite interested parties to contact Martyn Gerrard Commercial to receive further information and encourage bids on the property.



MARKETING THE EXISTING SITE FOR SALE

We produced property detail sheets to market the existing property as it currently is with vacant possession and as a “turn key” for the completed commercial unit. *Appendix 5*. This was produced and circulated in July 2014. This meant that potential purchasers had fixed and accurate information to assist their deliberations and encourage offers to be put forward.

We advertised the existing property on sales internet sites Prime Location, Rightmove and Zoopla as of September 2014 and reproduced the property detail information along with Martyn Gerrard Commercial contact details to encourage potentially interested parties to contact us and make offers on the property for sale. *Appendix 6*. To date, we have marketed the existing building for sales or lease for 36 months. The marketing continues.

As our letter dated 8th February 2016, *Appendix 7*, we confirm that in January 2016 we received 754 “hits” through web based information requests and received follow up information requests from 23 people.

We confirmed again by letter, *Appendix 8*, dated 08th August 2016 of the “hits” and follow up requests up to 31st July 2016.

Our latest update, dated 06th January 2017, *Appendix 8a*, confirms interest from 01st August 2016 to 31st December 2016.



MARKETING THE EXISTING SITE TO LET

We produced Property Particulars, in September 2014, *Appendix 9*, and updated these in 2016, *Appendix 10*, so that potential lessees had accurate information to assist their deliberations and encourage offers to be put forward for the existing building.

HOW WE MARKETED THE PROPOSED COMMERCIAL FLOORSPACE

We commenced marketing the proposed commercial floor space during September 2014.

The scheme comprised of a three floor B1 office which measured in the region of 325m². This was divided into basement, ground and first floors measuring 136, 112 and 77m² respectively. These offices had the benefit of external space. The commercial area was situated to the southern end of the site as illustrated on the lease particulars, *Appendix 11*.

We marketed the property both for a single tenant and multiple occupation.

MARKETING OF 325M² TO LET

We initially marketed the office at £63,000 p/a, *Appendix 12*. Although enquires were made we did not receive any formal offers. Reasons given included poor access, lack of local amenities and poor bus and London Underground connections.

We advised our clients on 08th February 2016 that we recommended a reduction of the asking rent to £55,000 p/a, *Appendix 13*.



We continued marketing this scheme until we were provided with new information showing revised proposals of 456m² commercial B1 offices in April 2016.

MARKETING OF 456M² TO LET

The new scheme comprises of 456m² B1 office space, divided into a basement, ground and first floor measuring 194, 143 and 119m² respectively.

This scheme is currently being offered as a single space or in flexible areas from 50m² upwards.

Flexible design features include:

- 3m floor to ceiling height
- Strategic layout of entrance
- Lift core accessibility to all flexible layouts
- Loading facilities
- Fire escapes
- Grouping of services

This allows a larger mix of users within the building which can be modified to meet user requirements.

Access to the commercial element in the current scheme has improved and is located at the northern end of the site as is illustrated on the attached property particulars.

Since April 2016, we have received enquires but to date have had a similar responses to the marketing of 325m². The overriding issues of street frontage, poor transport links and reluctance to move into what is perceived to be a residential area prevail.

MARKETING OF 325M2 FOR SALE

We commenced marketing the proposed commercial floor space for sale during September 2014.

The scheme comprises a three floor B1 office which measured in the region of 325m². This was divided into basement, ground and first floors measuring 136, 112 and 77m² respectively. These offices had the benefit of external space. The commercial area was situated to the southern end of the site as illustrated on the sales particulars, *Appendix 14*.

As part of our marketing strategy and to widen interest it was agreed to advertise the property as Price on Application “POA”.

Interested parties contacted us but we did not receive any offers and common feedback was that the scheme had poor delivery and poor commercial vehicular access.

It was considered that the close proximity of residential properties counted against the scheme.

We continued marketing this scheme until we were provided with new information showing revised proposals of 456m² commercial B1 offices in April 2016.



MARKETING OF 456M2 FOR SALE

The new scheme comprises 456m² B1 office space divided into a basement, ground and first floor measuring 194, 143 and 119m² respectively, *Appendix 15*.

We have received feedback from potential purchasers but have not had any offers. This feedback commonly lists issues of poor transportation links, poor access to the site and lack of street frontage.

INTERESTED PARTIES

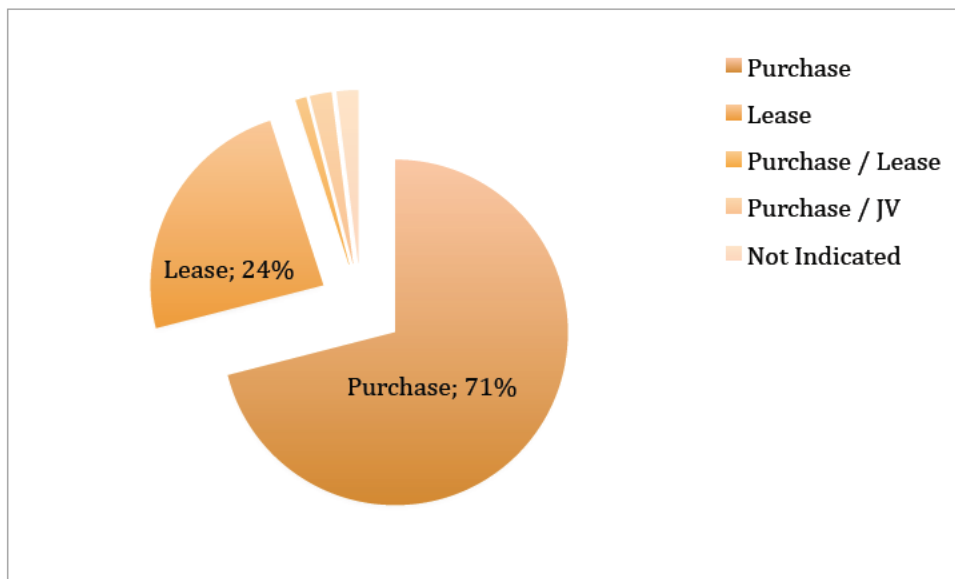
We kept a register of interested parties who contacted Martyn Gerrard Commercial. Others expressed an interest to owners of the property and to the tenants at the property, and where we have their details, we have recorded these names and contact details, *Appendix 16*.



STATISTICAL ANALYSIS TO RESPONSE OF MARKETING:

In September 2014 the marketing campaign was broadened. As is normal practice, we documented all interest received.

Enquiries by Interest for the Existing Site



As evidenced, the majority of enquires we received were to purchase the site for re-development.

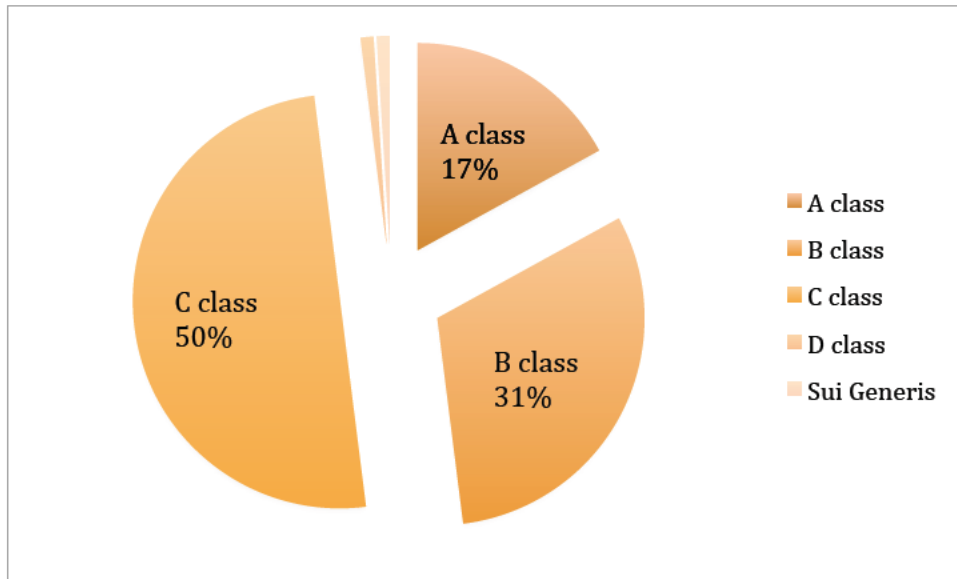
A total of 71% enquired solely about the purchase with a further 1% interested in both purchasing and leasing the property.

Real Estate Agents seeking property for a third party accounted for 25% of all enquiries made. They were either seeking information for retained clients or wished to have information to market this property to potential clients.

17% of enquiries were from companies interested in leasing the property. None of these companies requested a second viewing as they considered the premises unsuitable.



Enquiries Received by Intended Class Use

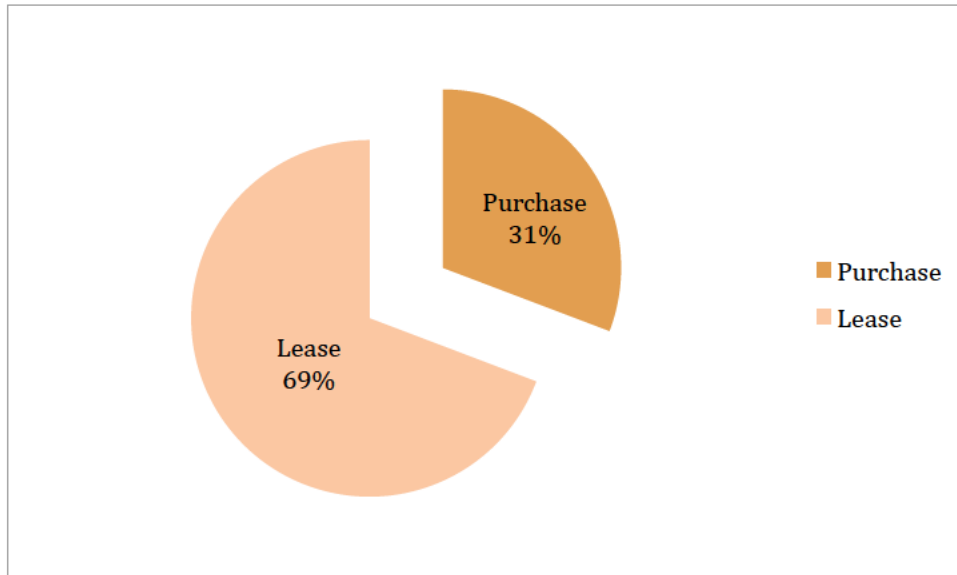


Of the 82 enquiries we received over a 36 month period, 71% were only interested in developing the site, predominantly for residential use.

The remaining 29% were interested in the site for commercial use but we received an overwhelming negative response after viewings with the most common feedback listed below:

- Too expensive to renovate
- Fears over asbestos
- Poor access
- No parking
- No street visibility
- Health & Safety concerns
- No disabled facilities

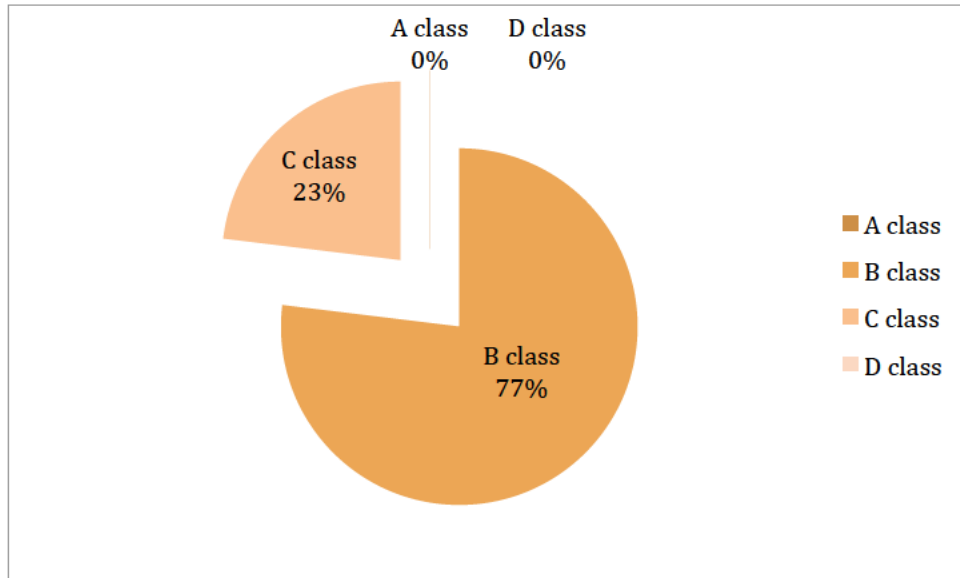
Enquiries by Interest for the Proposed Scheme



We have received 13 expressions of interest for the proposed scheme over the 36 month period. 69% enquired about leasing a portion of the available space.

As illustrated below, those who were interested in the available space were predominately seeking B usage.

Enquiries by Class Type for the Proposed Scheme



Our customers expressed concerns about leasing premises in a residential area. It was commonly reported that the proposed space would be problematic due to the location.

AVAILABILITY AND DEMAND FOR EMPLOYMENT FLOOR SPACE WITHIN THE LONDON BOROUGH OF ISLINGTON

We have undertaken a search of properties currently marketed for lease and sale in N19.

In order to assess the viability to let / sell a B1 unit it is necessary to understand the current market conditions within the immediate and surrounding areas.

From our research we have estimated that there is approximately 2,000 sq m of commercial space currently available for purchase in Islington, N19 and there is approximately 1,300 sq m of commercial space currently available to lease in Islington N19.



SUPPLY AND DEMAND OF COMMERCIAL SPACE FOR SALE AND LEASE IN N19

In order to determine the amount of commercial property that is available to let or purchase in N19 we took a snapshot of properties listed on the Rightmove website on 4th January 2017, *Appendix 17*.

Rightmove is a market leading property listing website that is commonly used to inform the market of current availability.

The subject site is situated on the border of N19 and N4 on the A103, Hornsey Road, and is located in a residential area.

From our research, we estimate that there is approximately 1,300 m² of commercial property to let and 2,000 m² of commercial property to purchase in N19.

Of the available commercial B1 space, 68% is a modern refurbished building in a single location. It is situated 0.2 miles from Archway London Underground station and has been on the market for over two years, during which time none of the flexibly sized areas have been leased.

The subject site accounts for the remaining 32% of the available commercial space to let and we have not had any success in attracting tenants for the existing site or for the site once the proposed commercial works are complete.

The proposed scheme will increase the amount of B1 commercial space from 440m² to 456m².

This site is recognised as being part of the Hornsey Road Employment Cluster (number 67), but is the only commercial site outlined within their immediate surroundings.



The 2005 study noted that most sites were operating effectively in Cluster 67, Appendix 18, but “.....assumptions underpinning the Core Strategy assumed almost no increase in employment. The 2011 review found that most parts of the cluster had been lost to residential uses. As such (apart from part of the cluster, incorporated into Cluster 60) the cluster was deleted”.

The site, 440a Hornsey Road, is the ‘part of the Cluster’ referred to above. The site is in a residential area within a ‘deleted’ Employment Cluster.

It seems that the 2011 review incorporated the subject site as it was, at that time, offering limited employment opportunity. This has since ceased and the site is now vacant.

We believe that the way forward is to recognise that Cluster 67 should be available for residential use in its entirety and this is reinforced by our marketing strategy. Our marketing strategy includes alerting known contacts who are actively seeking property in the area, prepared property particulars to be widely distributed and made available on internet search engines. We have also operated through a network of offices across North and North West London and have informed our negotiators of this opportunity. We also have advertising on site. This strategy has encouraged people to enquire about the existing and proposed floorspace. This has been unsuccessful in securing offers to purchase or lease for commercial use.

The research indicate that the most popular area for commercial properties for sale or rent within N19 pivot around the Archway roundabout which is the convergence point for the major roads in the north of LBI. The Hornsey Road section, covered by Cluster 60, is not nearly as popular and in the main is given over to residential usage. Specifically we believe that the site is not attractive for commercial reasons due to:



- Location within a predominantly residential area
- The land locked nature of the site and surrounding residents
- The limited number of businesses operating in the area
- The unique nature of the site and suitability for limited commercial uses
- Access to the site

We have marketed the existing buildings for in excess of three years and continue to do so. We have not had any substantial offers to purchase or lease for commercial premises.

We are marketing the proposed commercial floorspace and have been for 28 months. We have had limited interest in the floorspace at present.

MARKETING TRENDS IN N19

We are very familiar with the N19 area and it is demonstrable that B1 employment use has declined with an equivalent swing towards residential occupation. This is particularly true on the Hornsey Road side of N19 and nearly all commercial space coming to the market is located along the busy Holloway Road and Archway roundabout areas.

To market a commercial property effectively, you need a property that meets a need in an area that people wish to trade from.

Commercial tenants require visibility, good access and a high quality functioning space.

At this location, we do not believe that we are meeting all these requirements and so have to report the negative responses and lack of offers to purchase or lease the existing site or the proposed site for commercial purposes.



The trend going forward is towards residential use and this has been borne out by responses we have received to our commercial marketing campaign.

SUMMARY & CONCLUSION

We have carried out over three years marketing for the existing floorspace and although a wide variety of potential people and organisations have shown interest and viewed the property, this has overwhelmingly been to develop the site for residential use and not occupy the existing building due to its current state of disrepair. A common view is that it is not suitable to let or develop commercially for a number of reasons.

- Poor facilities and working space for staff and operatives which are difficult to improve without wholesale redevelopment.
- Poor layout of space (long and narrow) which cannot be improved upon because of the landlocked nature of the site.
- Disrepair of building fabric which again cannot be rectified without substantial redevelopment.
- Low levels of insulation and high energy costs.

We have also marketed the proposed employment space which has been the subject of planning applications. Importantly this floorspace comprises:

456 sq m of commercial floorspace, and benefits from:

- High floor to ceiling heights (3m of free space);
- Strategic lay-out entrances, loading facilities and fire protected escape routes to allow mixing of uses within the building;
- Grouping of services (plumbing, electric and communications infrastructure);
- Flexible ground floor access easily adapted for goods delivery through adaptable glass facade panels;
- Good standard of insulation;



- Flexible internal arrangements suitable for occupation by micro and small enterprises.

The proposed commercial floorspace has marketed for 28 months and is continuing. There has been limited interest from the market to secure an occupier for the modern floorspace.

The marketing strategy of both the existing and proposed commercial floorspace has been robust. Our marketing strategy has included the following:

- On site advertising
- Property particulars produced and widely available
- Listed on internet property search engine
- Personally contacted potential occupiers who are active in the market
- Contacted pension advisors and personal financial advisors to alert them to the opportunity

The marketing has been supported by our chain of offices across North and North West London.

However, we believe there are some limiting factors to the site which will deter future commercial tenants. We have had initial expressions of interest from potential tenants including restaurateurs, night club owner, nursery school principle and light industrial users.

They have all withdrawn interest at an early stage and common feedback includes:

- Quality of Space
- Isolated location
- Poor Access
- Street Frontage / Lack of Identify
- Potentially Un-neighbourly Use
- Commercial Considerations



Therefore, from a market perspective we believe the site is suited to a fully residential scheme.

We are duty bound to give our opinion, which is that we do not believe commercial use is the best use of the site and it is not seen to be viable. This is supported by our marketing strategy for the existing and proposed commercial floorspace. As detailed within the planning submission, the local residents and neighbours would be better served by a wholly residential development that would eliminate problems which arise from isolated commercial uses including; noise from commercial operations and any increase in traffic from commercial deliveries.





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APPENDIX 1: Property Particulars, 456m2, £75,000.00, leasehold



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Registered Office: 5th Floor, 7/10 Chandos Street, London W1G 9DQ. Company Secretary: B. Peters

Directors: M. Gerrard MRICS FNALIA, S.E. Gerrard MNALIA MARLA, D.H. Smith FNALIA MARLA, W.A. Price MNALIA, S.M. Gerrard MA MRICS FICBA, G.Tsuman MAIWA

Regulated by RICS



Hornsey Road, N19

BI Office – To Let

www.martyn Gerrard.co.uk

0208 444 3445



Description:

This three floor B1 office measures in the region of 456m² 4908ft² which is split into Basement, Ground and First floor measuring 194m² (2088ft²), 143m² (1539ft²) and 119m² (1281ft²) respectively. Flexible sized units available.

Location:

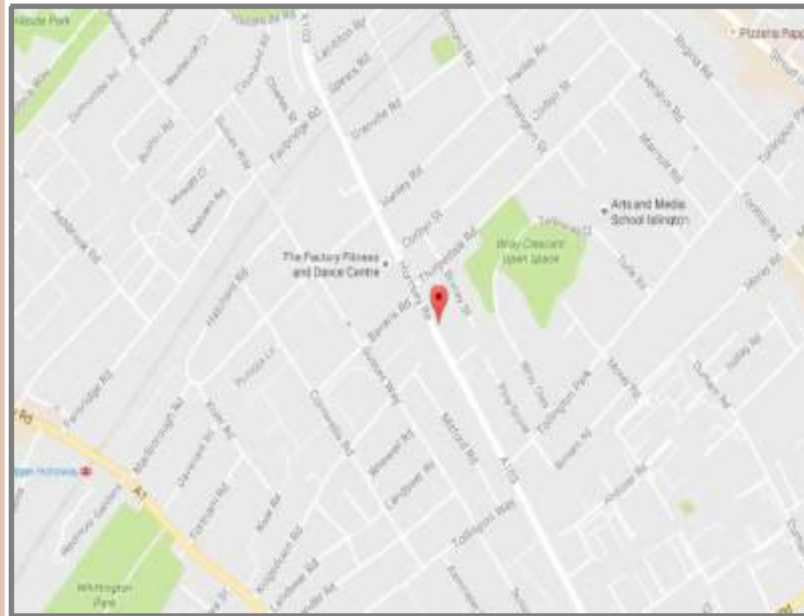
- Situated on Hornsey Road.
- Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.
- Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Local High Street:

Hornsey Road has a mixture of department stores and several large chain stores and supermarkets, while retaining many smaller specialist and food shops, besides some street stalls.

Lease: Grant of New Lease

Rent: £75,000 PAX



Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Ingoing tenant to be responsible for both parties' reasonable legal costs.

References:

A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants/applicants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord/vendor.

Viewing:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

Please contact a member of our commercial team on 020 8444 3445.

Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

- These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
- These details do not constitute any part of an offer or contract.
- All statements or details contained within these particulars are without any responsibility on any part, to Martyn Gerrard Commercial.
- All rent prices, fees and charges are quoted exclusive of VAT.
- Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.



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APPENDIX 2: Property Particulars, 456m2, £62,500.00, leasehold



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Directors: M. Gerrard MRICS FNALIA, S.E. Gerrard MNALIA MARLA, D.H. Smith FNALIA MARLA, W.A. Price MNALIA, S.M. Gerrard MA MRICS FICBA, G.Tsuman MAIWA

Regulated by RICS

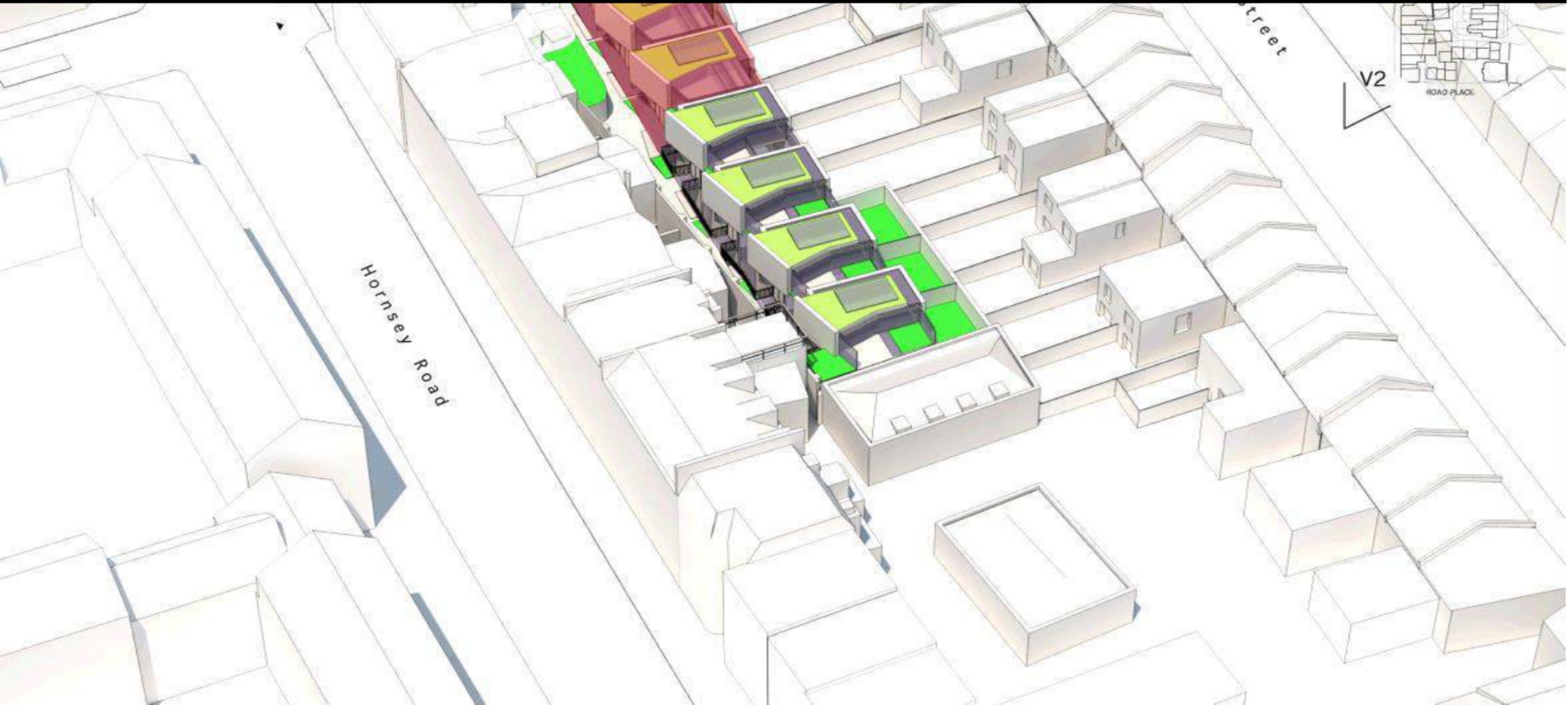


Hornsey Road, N19

BI Office – To Let

www.martyn Gerrard.co.uk

0208 444 3445



Description:

This three floor B1 office measures in the region of 456m² 4908ft² which is split into Basement, Ground and First floor measuring 194m² (2088ft²), 143m² (1539ft²) and 119m² (1281ft²) respectively. Flexible sized units available.

Location:

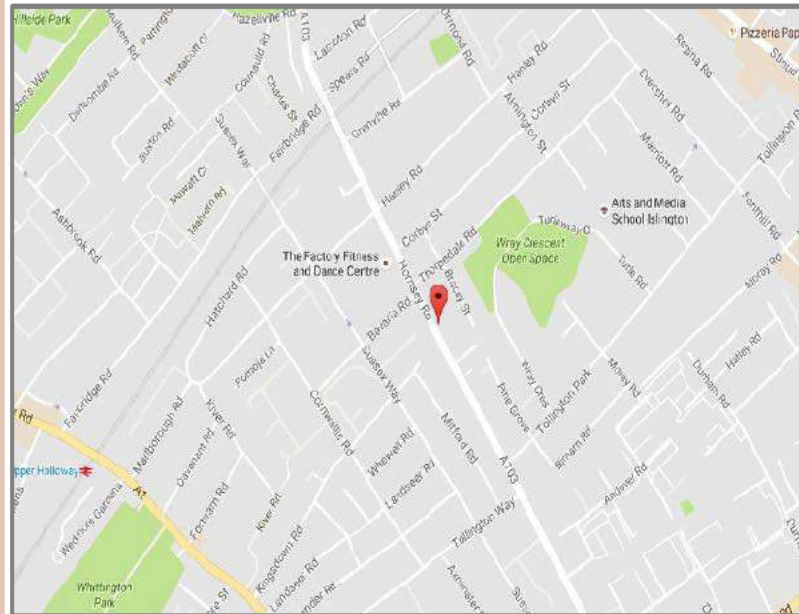
- Situated on Hornsey Road.
- Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.
- Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Local High Street:

Hornsey Road has a mixture of department stores and several large chain stores and supermarkets, while retaining many smaller specialist and food shops, besides some street stalls.

Lease: Grant of New Lease

Rent: £62,500 PAX



Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Ingoing tenant to be responsible for both parties' reasonable legal costs.

References:

A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants/applicants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord/vendor.

Viewing:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

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APPENDIX 3: Afobi Letter, March 2014



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Regulated by RICS

Afobi Ltd
474 Muswell Hill
Broadway London
N10 1BT

Tel: 0207 458 4069
Email: info@afobi.com



7th March 2014

Michael Izzi
Martyn Gerrard Commercial
146 High Road
East Finchley
London
N2 9ED

Dear Michael Izzi

440A Hornsey Road N19

Further to our recent discussions we are pleased to confirm our offer to lease the above premises on the following terms:

- 1 For a period of 10 years with a break clause at 5 years.
- 2 For an annual sum of £65,000.00
- 3 Rent is to be reviewed at year three, six and nine years. Upward/downward rent review in line with inflation.

If these terms are acceptable, please instruct our solicitors to agree terms.

We look forward to your response in this regard.

Yours faithfully





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APPENDIX 4: Afobi Letter, August 2014



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Afobi Ltd
474 Muswell Hill
Broadway London
N10 1BT

Tel: 0207 458 4069
Email: info@afobi.com



20th August 2014

Michael Izzi
Martyn Gerrard Commercial
146 High Road
East Finchley
London
N2 9ED

Dear Michael Izzi

440A Hornsey Road N19

We have gone through the costs with our builder to bring the unit up to a reasonable standard to trade from and I am afraid that the costs are enormous.

We had not realised the extent of works to be done and the amount of asbestos to be replaced.

I am sorry that we are not proceeding with this but the cost of works makes the whole project unviable.

Please let us know of any properties or buildings that you feel may meet our criteria. As we are still keenly looking to expand our business in the North London area.

Yours faithfully


Zack Newman



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APPENDIX 5: Property Particulars, 440m2, 2014, POA, freehold



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★ LIGHT INDUSTRIAL UNIT FOR SALE ★

HORNSEY ROAD, LONDON N19

(Provisional Details awaiting VENDOR’s approval)



POA

★ NET INTERNAL AREA 440M² (4736FT²) ★
 ★ RARELY AVAILABLE SPACE ★



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Regulated by RICS

Description:

440m2 of light industrial building.

Location:

- Situated on Hornsey Road.
- Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.
- Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Tenure:

Freehold.

Price:

£ POA

Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Purchaser to be responsible for both parties reasonable legal costs.

Viewings:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

Please contact a member of our commercial team on 020 8444 3445.

Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
2. These details do not constitute any part of an offer or contract.
3. All statements or details contained within these particulars are without any responsibility on any part, to Martyn Gerrard Commercial.
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COMMERCIAL DEPARTMENT
 146 High Road, East Finchley, London N2 9ED
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 DX: 57278 Finchley 2 www.martyngerrard.co.uk

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APPENDIX 6: Property Particulars, 440m2, 2016, POA, freehold



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.
 Registered Office: 5th Floor, 7/10 Chandos Street, London W1G 9DQ. Company Secretary: B. Peters
 Directors: M. Gerrard MRICS FNALIA, S.E. Gerrard MNALIA MARLA, D.H. Smith FNALIA MARLA, W.A. Price MNALIA, S.M. Gerrard MA MRICS FICBA, G.Tsuman MAIWA

Regulated by RICS



Hornsey Road, N19
BI Site – For Sale

www.martyn Gerrard.co.uk

0208 444 3445



Description:

This B1 office measures in the region of 440 SQ.M (4734.4 SQ.FT)

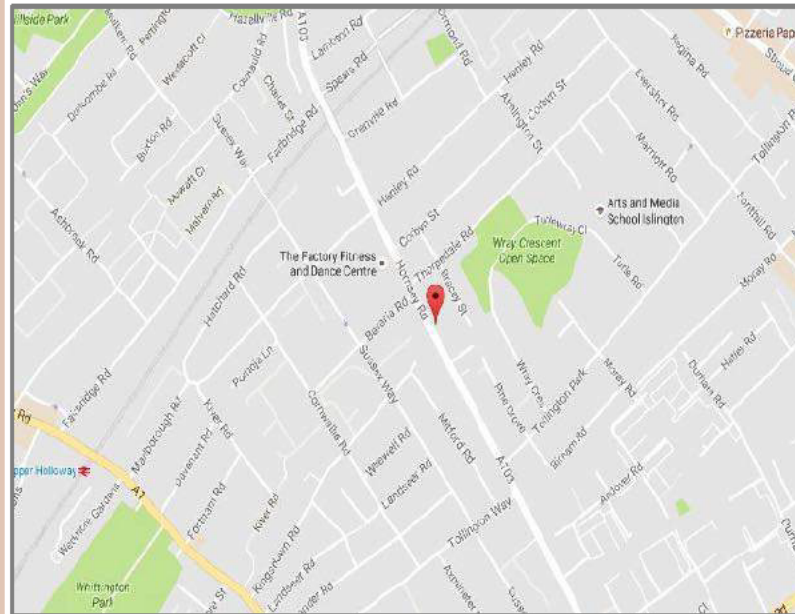
The office also comes with an open yard area.

Location:

- Situated on Hornsey Road.
- Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.
- Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Local High Street:

Hornsey Road has a mixture of department stores and several large chain stores and supermarkets, while retaining many smaller specialist and food shops, besides some street stalls.



Tenure: Freehold

Price: POA

Viewing:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

Please contact a member of our commercial team on 020 8444 3445.

Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

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0208 444 3445



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APPENDIX 7:

Letter to Client, February 2016



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Directors: M. Gerrard MRICS FNALIA, S.E. Gerrard MNALIA MARLA, D.H. Smith FNALIA MARLA, W.A. Price MNALIA, S.M. Gerrard MA MRICS FICBA, G.Tsuman MAIWA

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COMMERCIAL DEPARTMENT
 146 High Road, East Finchley, London N2 9ED
 T: 020 8441 3445 E: comm@martyngerrard.co.uk
 DX 57278 Finchley 2

"50 years of fulfilling dreams"

Mr Mark Fitzpatrick
 440a Hornsey Road
 London
 N19 4EB

08th February, 2016

Dear Mr Fitzpatrick

I am writing in relation to your above premises that we are currently advertising and have been since September 2014.

We are currently marketing your premises for £63,000pa.

I would like to discuss the activity levels with you. As you was aware we switched to a very sophisticated system in December of 2015 and as a result it launched all our properties as if it was a new instruction, this benefitted you as it pushed your premises to the top of the listings on all the major portals including Rightmove and Zoopla.

I have looked at the Rightmove activity over the last 28 days on your property and it states that your above premises had received 754 summary views of which only 4 people clicked for views from summary and only 19 people clicked for extra details views with zero people requesting a viewing.

As the above stats show, people are looking at your premises however are not clicking through for a viewing. My recommendation would be to reduce the asking rent from a reasonable request of £63,000pa to a steal at £55,950pa. Please let me know how you feel about the information presented to you and whether you are happy to reduce the asking rent to £55,950.

I look forward to hearing back from you.



Anthony Wilkinson-Denny MNAEA, MARLA, CeMAP
 Commercial Manager
MARTYN GERRARD



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.
 Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters
 Directors: M. Gerrard MNAEA, S.E. Gerrard MNAEA, MARLA, DH. Smith MNAEA, WA. Price MNAEA, S.M. Gerrard MNAEA, G. Truman MNAEA

Regulated by RCS



COMMERCIAL DEPARTMENT
146 High Road, East Finchley, London N2 9ED
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DX: 57278 Finchley 2 www.martyngerrard.co.uk

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APPENDIX 8 and 8a: Letter to Client, August 2016 and January 2017



Martyn Gerrard is the trading name for the North London Network Ltd, Registered in England No. 2441809.
Registered Office: 5th Floor, 7/10 Chandos Street, London W1G 9DQ. Company Secretary: B. Peters
Directors: M. Gerrard, M.RICS, F.NAI, S.E. Gerrard, M.NAI, A.MARLA, D.H. Smith, F.NAI, A.MARLA, W.A. Price, M.NAI, S.M. Gerrard, M.A, M.RICS, F.C.I.A., G. Tsuman, M.A.I.A.

Regulated by RICS



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DX: 57278 Finchley 2 www.martyngerrard.co.uk

“50 years of fulfilling dreams”

Mr Mark Fitzpatrick
440a Hornsey Road
London
N19 4EB

8th August 2016

Dear Mark Fitzpatrick

I am writing in relation to your above premises that we are currently advertising and have been since January 2014.

I have looked at the Rightmove activity for sales and lettings from 8th February to 31st July 2016 on your property and it states that your above premises had received 4268 summary views of which 111 people clicked for views for further details.

We will continue to market all of the options for this property and will revert back to you in due course.

Yours Sincerely



CHRISTOPHER KIRBY
MARTYN GERRARD COMMERCIAL DEPARTMENT.



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Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters

Directors: M. Gerrard FRICS FNACE, S.E. Gerrard FNAGS MARLA, D.H. Smith FNAA MARLA, W.A. Price FNACE, S.M. Gerrard MA FRICS FCIBA, G.Tsuman MARLA

Regulated by RICS

Mr Mark Fitzpatrick
440a Hornsey Road
London
N19 4EB

06th January 2017

Dear Mark Fitzpatrick

We have now continuously marketed your commercial property for three years and during this period we have regularly updated the property details and amended the layouts as your architect's designs.

The feedback we have received from potential purchasers and tenants over this period has been remarkably consistent with the following points being made:

- *A general concern over location and distance from the underground system.*
- *The cost of refurbishment of the existing structure with particular apprehension over the cost of asbestos removal.*
- *Access for deliveries and dispatching goods.*
- *The site layout which is surrounded by residential properties that can potentially be disturbed by commercial and out of hours activities.*

Since our last update in August 2016 we have continued to monitor the number of enquiries received through web based search engines and since 1st August to 31st December 2016 we have received 2175 summary views with 72 people clicking for further details.

Through the internet marketing and the traditional approach of an advertising board and flyers we have discussed the site with 11 people during the period 1st August – 31st December 2016. We have updated our register of Interested Parties appropriately and attach a copy.

We have, at your request, updated our marketing report and still believe that the site is best suited to residential redevelopment.

We shall continue marketing the property and shall of course keep you updated on any interest we receive.

Yours Sincerely

CHRISTOPHER KIRBY
MARTYN GERRARD COMMERCIAL DEPARTMENT





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APPENDIX 9: Property Particulars, 440m2, 2014, POA, leasehold



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★ LIGHT INDUSTRIAL UNIT TO LET ★

HORNSEY ROAD, LONDON N19

(Provisional Details awaiting LANDLORD’s approval)



POA

★ NET INTERNAL AREA 440M² (4736FT²) ★
 ★ RARELY AVAILABLE SPACE ★



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Regulated by RICS

Description:

440m2 of light industrial building.

Location:

- Situated on Hornsey Road.
- Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.
- Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Tenure:

Leasehold.

Price:

£ POA

Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Purchaser to be responsible for both parties reasonable legal costs.

Viewings:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

Please contact a member of our commercial team on 020 8444 3445.

Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

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APPENDIX 10: Property Particulars, 440m2, 2016, POA, leasehold



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Regulated by RICS



Hornsey Road, N19
BI Site – To Let

www.martyn Gerrard.co.uk

0208 444 3445



Description:

This B1 Unit measures in the region of 440 SQ.M (4734.4 SQ.FT)

Available immediately.

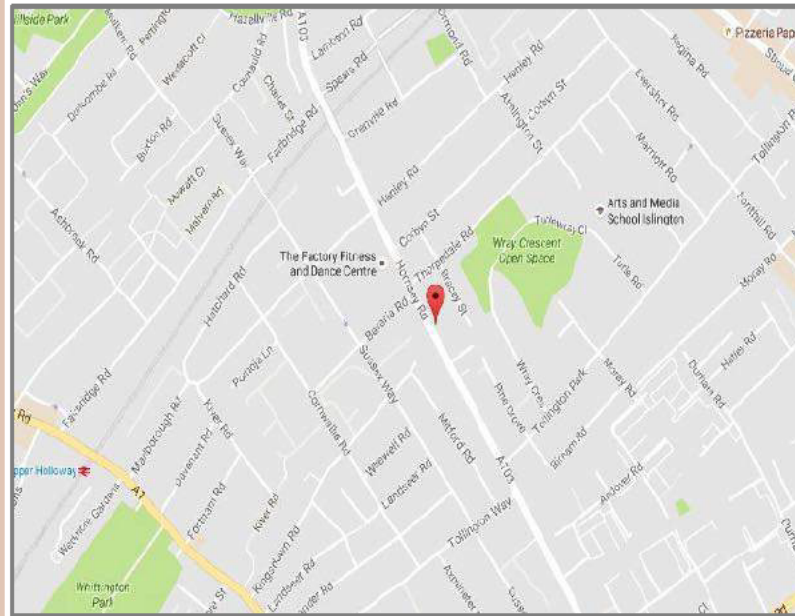
The office also comes with an open yard area.

Location:

- Situated on Hornsey Road.
- Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.
- Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Local High Street:

Hornsey Road has a mixture of department stores and several large chain stores and supermarkets, while retaining many smaller specialist and food shops, besides some street stalls.



Tenure: Leasehold

Price: POA

Conditions: In going tenant to be responsible for both parties' reasonable legal costs.

References: A charge of 100+Vat is payable for taking up references on behalf of proposed tenants/applicants.

This fess is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord/vendor.

Viewing:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

Please contact a member of our commercial team on 020 8444 3445.

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APPENDIX 11: Property Particulars, 325m2, 2014, POA, freehold



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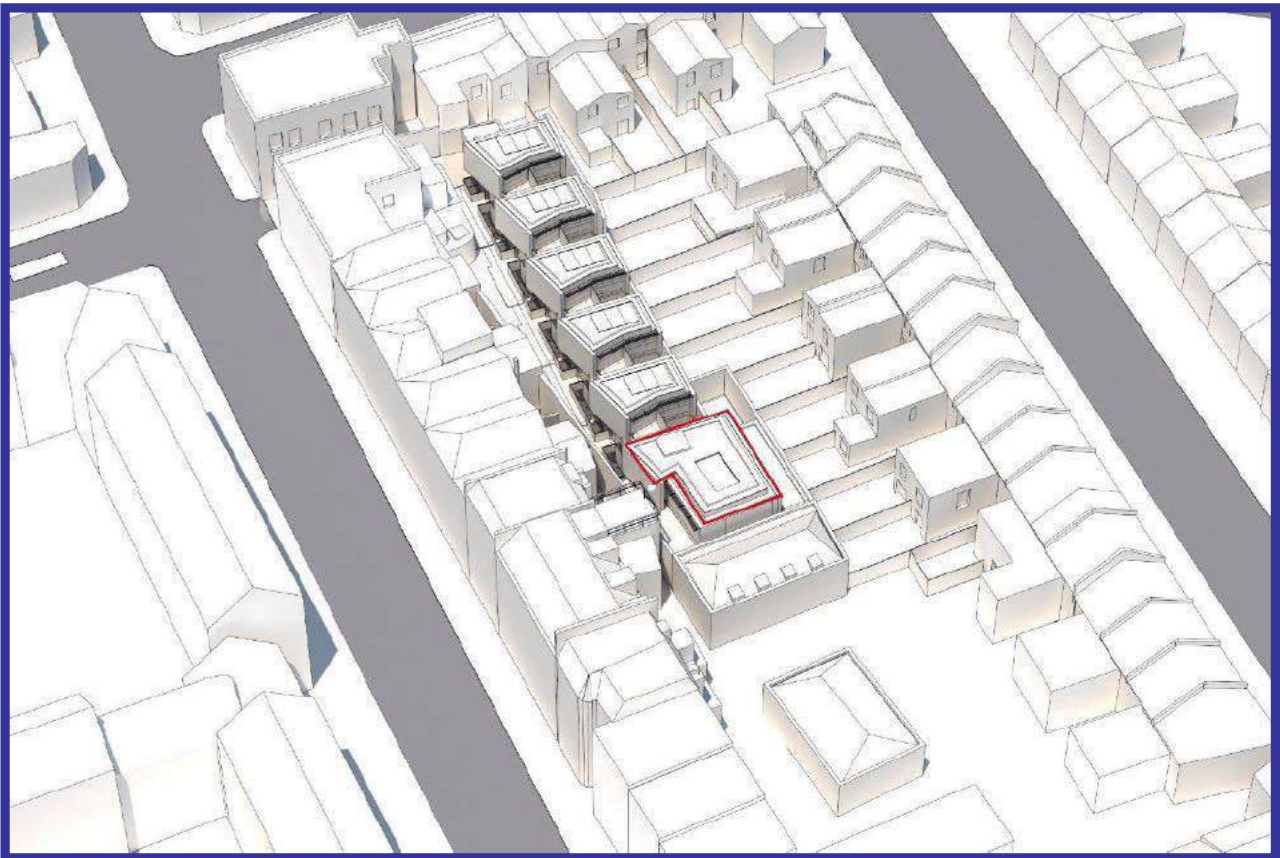
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 146 High Road, East Finchley, London N2 9ED
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★ OFFICE FOR SALE ★

HORNSEY ROAD, LONDON N19

(Provisional Details awaiting LANDLORD’s approval)



£ POA

- ★ NET INTERNAL AREA 325M² (3498FT²) ★
- ★ RARELY AVAILABLE OFFICE SPACE ★
- ★ COMPLETION EARLY 2017 ★



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.
 Registered Office: 5th Floor, 7/10 Chandos Street, London W1G 9DQ. Company Secretary: B. Peters
 Directors: M. Gerrard MRICS FNAEA, S.E. Gerrard MNAFA MARJA, D.H. Smith FNAEA MARJA, W.A. Price MNAFA, S.M. Gerrard MA MRICS FCBA, G. Tsuman MARJA

Regulated by RICS

Description:

This three floor B1 office measures in the region of 325m² (3498ft²) which is split into Basement, Ground and First floors measuring 136m² (1464ft²), 112m² (1206ft²) and 77m² (829ft²) respectively.

The office also comes with 24m² (258.3ft²) of outside space.

Location:

- Situated on Hornsey Road.
- Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.
- Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Tenure:

Freehold.

Sale:

£ POA

Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Purchaser to be responsible for both parties reasonable legal costs.

Viewings:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

Please contact a member of our commercial team on 020 8444 3445.

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APPENDIX 12: Property Particulars, 325m2, 2014, £63,000.00, leasehold



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.

Registered Office: 5th Floor, 7/10 Chandos Street, London W1G 9DQ. Company Secretary: B. Peters

Directors: M. Gerrard MRICS FNALIA, S.E. Gerrard MNALIA MARLA, D.H. Smith FNALIA MARLA, W.A. Price MNALIA, S.M. Gerrard MA MRICS FICBA, G.Tsuman MAIWA

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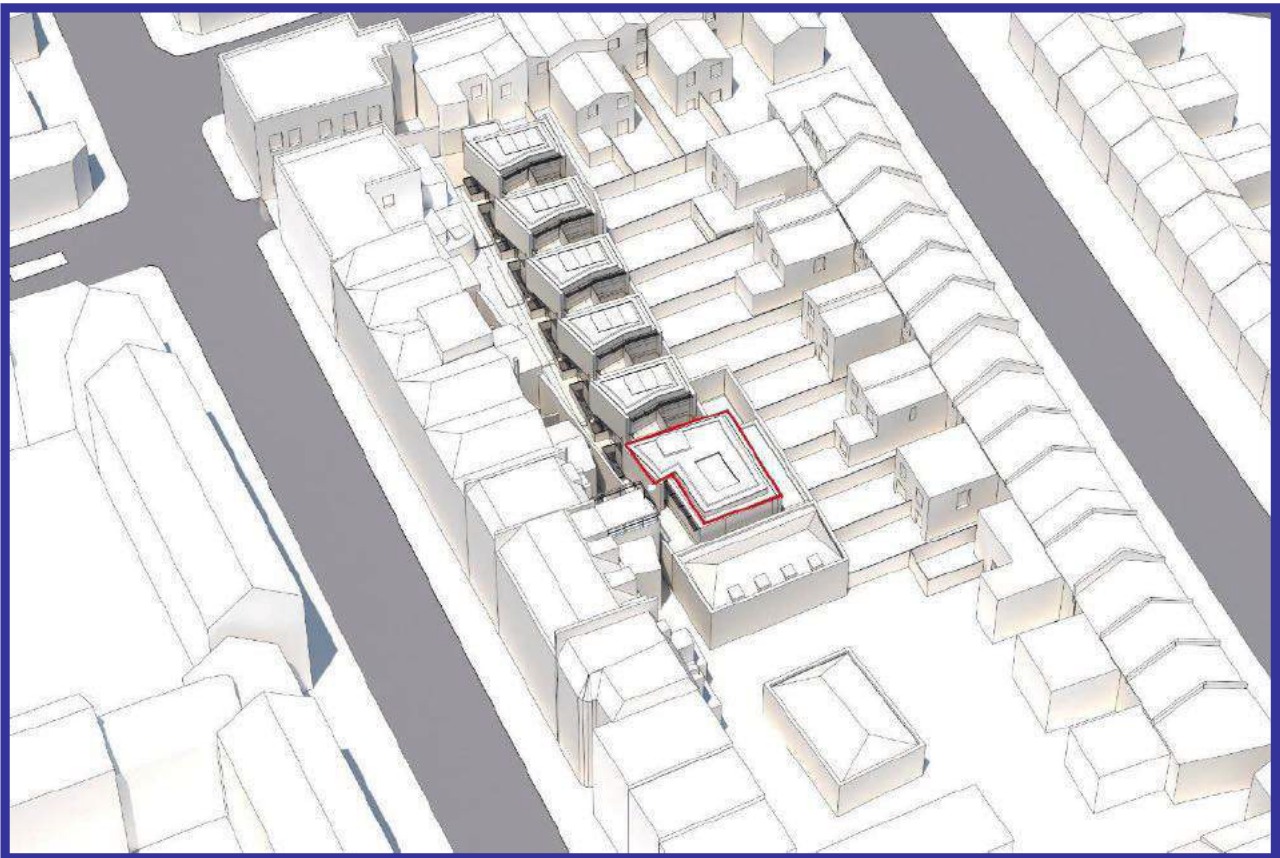
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★ OFFICE TO LET ★

HORNSEY ROAD, LONDON N19

(Provisional Details awaiting LANDLORD’s approval)



RENT: £63,000: TO LET

- ★ NET INTERNAL AREA 325M² (3498FT²) ★
- ★ RARELY AVAILABLE OFFICE SPACE ★
- ★ COMPLETION EARLY 2017 ★



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Regulated by RICS

Description:

This three floor B1 office measures in the region of 325m² (3498ft²) which is split into Basement, Ground and First floors measuring 136m² (1464ft²), 112m² (1206ft²) and 77m² (829ft²) respectively.

The office also comes with 24m² (258.3ft²) of outside space.

Location:

- Situated on Hornsey Road.
- Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.
- Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Lease:

New Lease.

Rent

£63,000 PAX

Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Purchaser to be responsible for both parties reasonable legal costs.

Viewings:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

Please contact a member of our commercial team on 020 8444 3445.

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4. All rent prices, fees and charges are quoted exclusive of VAT.
5. Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.

Description:

440m2 of light industrial building.

Location:

- Situated on Hornsey Road.
- Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.
- Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Tenure:

Leasehold.

Price:

£ POA

Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Purchaser to be responsible for both parties reasonable legal costs.

Viewings:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

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APPENDIX 13: Property Particulars, 325m2, 2014, £55,000.00, leasehold





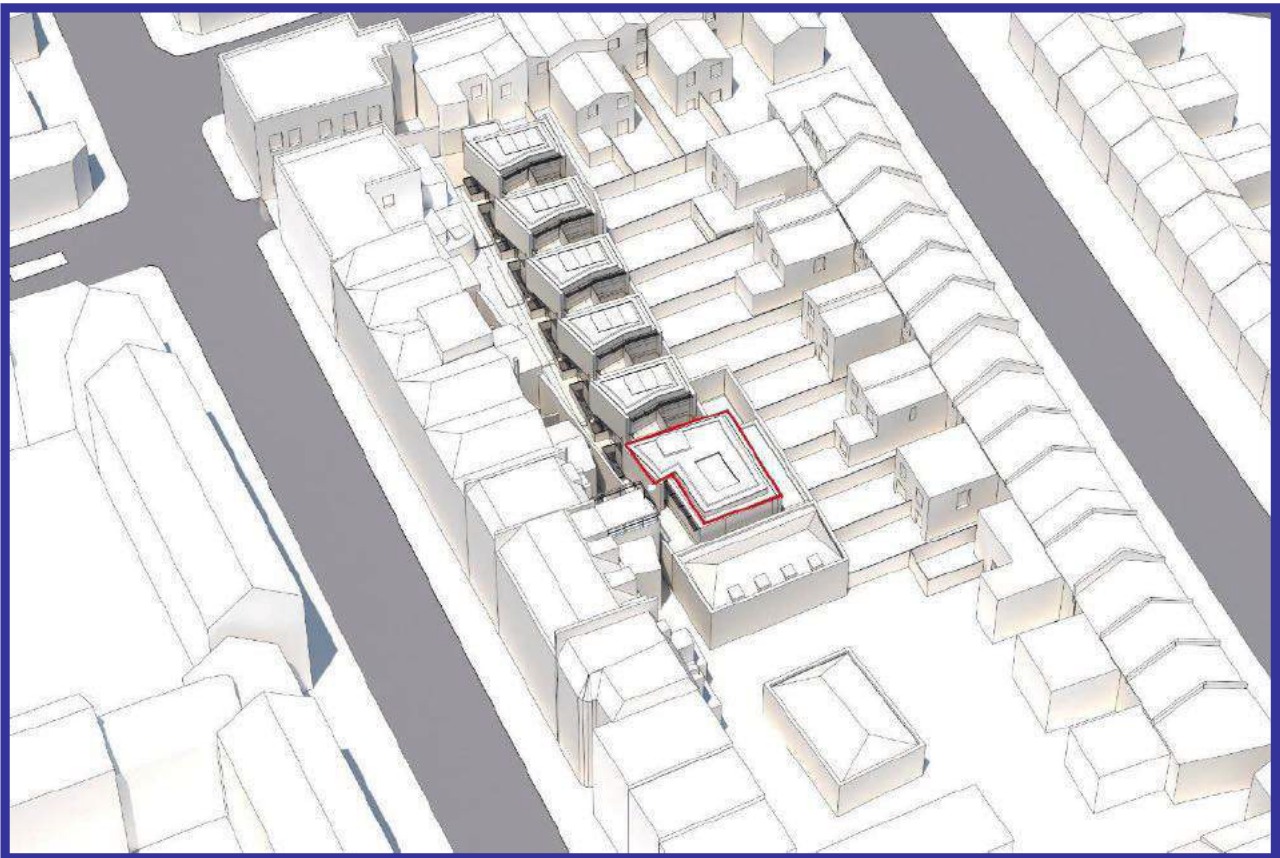
COMMERCIAL DEPARTMENT
 146 High Road, East Finchley, London N2 9ED
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★ OFFICE TO LET ★

HORNSEY ROAD, LONDON N19

(Provisional Details awaiting LANDLORD’s approval)



RENT: £55,000: TO LET

- ★ NET INTERNAL AREA 325M² (3498FT²) ★
- ★ RARELY AVAILABLE OFFICE SPACE ★
- ★ COMPLETION EARLY 2017 ★



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Regulated by RICS

Description:

This three floor B1 office measures in the region of 325m² (3498ft²) which is split into Basement, Ground and First floors measuring 136m² (1464ft²), 112m² (1206ft²) and 77m² (829ft²) respectively.

The office also comes with 24m² (258.3ft²) of outside space.

Location:

- Situated on Hornsey Road.
- Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.
- Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Lease:

New Lease.

Rent

£55,000 PAX

Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Purchaser to be responsible for both parties reasonable legal costs.

Viewings:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

Please contact a member of our commercial team on 020 8444 3445.

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APPENDIX 14: Property Particulars, 325m2, 2014, POA, freehold





COMMERCIAL DEPARTMENT
 146 High Road, East Finchley, London N2 9ED
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“50 years of fulfilling dreams”

★ OFFICE FOR SALE ★

HORNSEY ROAD, LONDON N19

(Provisional Details awaiting LANDLORD’s approval)



£ POA

- ★ NET INTERNAL AREA 325M² (3498FT²) ★
- ★ RARELY AVAILABLE OFFICE SPACE ★
- ★ COMPLETION EARLY 2017 ★



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Regulated by RICS

Description:

This three floor B1 office measures in the region of 325m² (3498ft²) which is split into Basement, Ground and First floors measuring 136m² (1464ft²), 112m² (1206ft²) and 77m² (829ft²) respectively.

The office also comes with 24m² (258.3ft²) of outside space.

Location:

- Situated on Hornsey Road.
- Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.
- Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Tenure:

Freehold.

Sale:

£ POA

Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Purchaser to be responsible for both parties reasonable legal costs.

Viewings:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

Please contact a member of our commercial team on 020 8444 3445.

Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
2. These details do not constitute any part of an offer or contract.
3. All statements or details contained within these particulars are without any responsibility on any part, to Martyn Gerrard Commercial.
4. All rent prices, fees and charges are quoted exclusive of VAT.
5. Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.



COMMERCIAL DEPARTMENT
146 High Road, East Finchley, London N2 9ED
T: 020 8444 3445 E: comm@martyngerrard.co.uk
DX: 57278 Finchley 2 www.martyngerrard.co.uk

"50 years of fulfilling dreams"

APPENDIX 15: Property Particulars, 456m2, 2016, POA, freehold



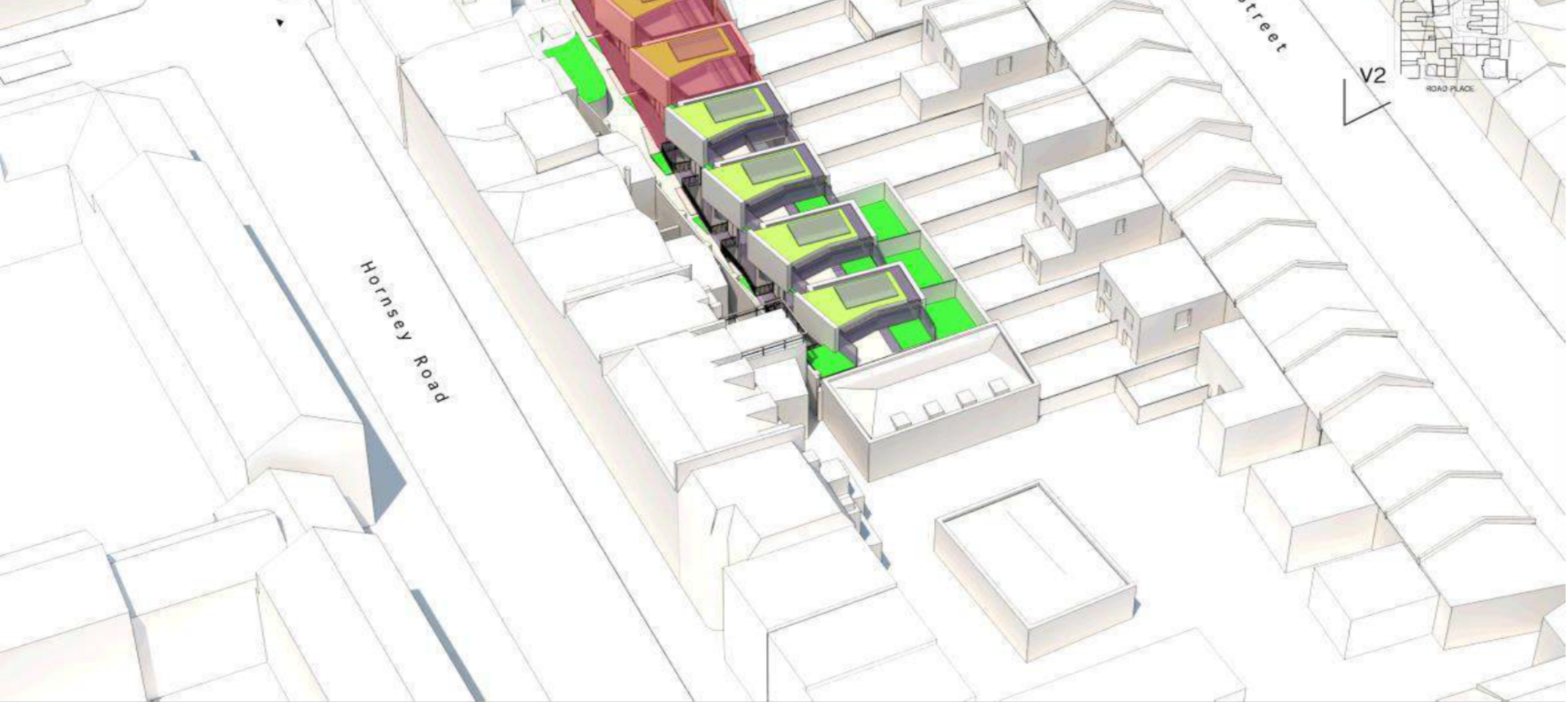


Hornsey Road, N19

BI Site – For Sale

www.martyn Gerrard.co.uk

0208 444 3445



Description:

This three floor B1 office measures in the region of 456m² 4908ft² which is split into Basement, Ground and First floor measuring 194m² (2088ft²), 143m² (1539ft²) and 119m² (1281ft²) respectively.

Location:

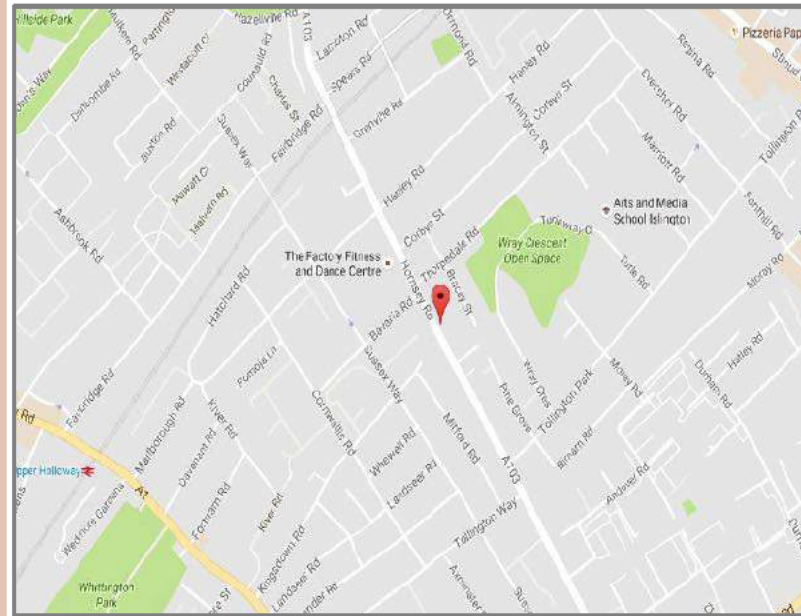
- Situated on Hornsey Road.
- Being within easy access to the A1 Holloway Road, Seven Sisters Road and major road networks.
- Within easy access of Holloway, Finsbury Park, Upper Holloway and Arsenal Underground Tube Stations and local high streets.

Local High Street:

Hornsey Road has a mixture of department stores and several large chain stores and supermarkets, while retaining many smaller specialist and food shops, besides some street stalls.



CHASSAY
440A HORNSEY ROAD, LONDON N15 4EB Planning: March 2016. 440A - PROPOSED - AERIAL VIEW 2. 0/03 C-PRD2-4401



Tenure: Freehold

Price: POA

Viewing:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

Please contact a member of our commercial team on 020 8444 3445.

Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

- These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
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- All statements or details contained within these particulars are without any responsibility on any part, to Martyn Gerrard Commercial.
- All rent prices, fees and charges are quoted exclusive of VAT.
- Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.



www.martyn Gerrard.co.uk

0208 444 3445

APPENDIX 16: Interested Parties



Register of Interest

	Name(s)	Company	Tel	Email	Intended Class Use	Proposed or Existing	Actioned	Source of Enquiry	Comments
1	Zack Newman	AFOBI			B1 - Lease	Existing	Viewings & negotiations form March to September 2014	Martyn Gerrard list	Required for furniture assembly and sales. They made an offer to lease but this was withdrawn as the building was too expensive to refurbish.
2	Liam Bresnan				C3 - Purchase	Existing	10.09.14 @ 10am Viewing	Martyn Gerrard board	Interested in residential development. Poor access.
3	Aidan Beckford				C3 - Purchase	Existing	10.09.14 @ 11am Viewing	Martyn Gerrard board	Enquiring re: redevelopment.
4	Chris Allen				C3 - Purchase	Existing	12.09.14 Details sent	Internet	Making enquires on behalf of client. Decided not to proceed after viewing.
5	Alec Harrison	Robert Harrison Property Ltd			C3 - Purchase /Joint Venture	Existing	15.09.14 @ PM Appointment	Internet	Redevelopment. Joint Venture.
6	Andy Christodoulides	Jigsaw			C - Purchase	Existing	17.09.14 @ 14:00 Viewing	Internet	Required for redevelopment on behalf of clients. Not suitable
7	Graham Stubbs	Chestertons			A & C - Purchase	Existing	17.09.14 Details sent	Internet	On behalf of client for redevelopment.
8	Sean Kennedy	Moreland Investments Limited			B & C - Purchase	Existing	29.09.14 @ 10:00 Viewing	Internet	Required for mixed use redevelopment. High development costs. Withdrew interest
9	Martin Sharp	independent developer			C3 - Purchase	Existing	01.10.14 Details sent	Martyn Gerrard board	Required for redevelopment.
10	Khalid Adeeab				B1 - Lease	Existing	13.10.14 @ 17:00 - 18:00	Internet	Found a more suitable premises.
11	Maurice Adler	Tempus Capital			C - Not indicated	Existing	13.10.14 @ 17:00 - 18:00	Internet	Required for redevelopment.
12	Gerry Smyth	G2			C1 - Purchase	Existing	27.11.14 Details sent	Internet	Not suitable for hotel. No street frontage. Restricted parking.
13	Richard Humphries	Goldschmidt and Howland			A & C - Purchase	Existing	17.12.14 Details sent	Internet	General interest for clients for redevelopment.
14	Nicola Jones				B4 - Lease		22.12.14 @ 16:30	Martyn Gerrard board	Required for chroming business. Poor access for large vehicles and close proximity of neighbouring residents.
15	Faisal Adnan				C3 - Purchase	Existing	14.01.15 Details sent	Internet	Required for redevelopment. No street frontage.
16	Bob Spaul	property finder			A & C - Purchase	Existing	03.03.15 Details sent	Martyn Gerrard board	General interest for clients.
17	Mr Miff	Nail On The Head			B1 - Office/Lease	Proposed	04.03.15 Details sent	Internet	No comment made.

In line with data protection, clients contact details have been redacted. For further information please contact Matt Roe on 020 7832 1475

Register of Interest

	Name(s)	Company	Tel	Email	Intended Class Use	Proposed or Existing	Actioned	Source of Enquiry	Comments
18	Mark Scales	Independent developer			C3 - Purchase	Existing	10.03.15 Details sent	Internet	Required for redevelopment. Project larger than he was looking for.
19	Adam	BIL			C3 - Purchase	Existing	Awaiting appointment call	Internet	Required for redevelopment. Did not visit site.
20	Michael McDonagh	Independent developer			C3 - Purchase	Existing	13.03.15 @ 1:45	Internet	Required for redevelopment. No comment made.
21	Doug Allan	Rosegarden Limited		7534	C3 - Purchase	Existing	04.04.15 @ 09:00	Internet	Required for redevelopment. Seeking multi storey scheme
22	Damon Earnshaw	Independent developer			C3 - Purchase	Existing	09.04.15 @13:50	Internet	Required for redevelopment. Seeking a site more central in the southern part of borough.
23	Danny Bhardwa				C3 - Purchase	Existing	27.04.15 Details sent	Internet	Required for redevelopment. Project too large.
24	James McHugh	McHugh and Co			A & C - Purchase	Existing	Called in & viewed without M	HM Land Registry	Wanted to put it in their auction. General interest for clients for redevelopment.
25	Mr Shah	not given			B1 - Office/Lease	Proposed	06.05.15 Details sent	Internet	Unsuitable location.
26	Adam Thomas	Langford Chase			A & C - Purchase	Existing	11.05.15 @ 09:00	Internet	General interest for clients for redevelopment.
27	James Dawson	Litchfield			A & C - Purchase	Existing	22.05.15 Details sent	Martyn Gerrard board	General interest for clients for redevelopment.
28	Nicholas Charalambou	Empyrean Developments			A & C - Purchase	Existing	02.06.15 - PM.	Internet	Required for redevelopment. Site did not fit their profile.
29	Alan Cox	Cox Associates			A2 - Purchase	Existing	04.06.15 @ 13:00	Internet	On behalf of client for redevelopment. Poor outlook & aspect. No street frontage.
30	Owen Rooney	Investor			C3 - Purchase	Existing	15.06.15 @ 12:30	Internet	No comment made.
31	Bob White				B1 - Office/Lease	Proposed	22.06.15 Details sent	Internet	Office too large for sole use and did not want to share a reception.
32	Kieron Rogers	Rogers' Stairs			B1 - Lease	Existing	25.06.15 Details sent	Martyn Gerrard board	Poor access & expense for modernisation.
33	Sean Downes	Thorntask rail eng.			B2 - Lease	Existing	30.06.15 @ 11:45	Internet	Not suitable for residential area as noisy out of hours working.
34	Leon Hughes	Epage Design			B1 - Purchase	Existing	01.07.15 @ 14:00. NEW TIME	Internet	Too large. Too expensive to purchase within personal pension fund.
35	Chris	Inv3s			B1 - Purchase	Existing	14.06.15 @ 13:45	Internet	Insufficient parking. Poor delivery access. No passing trade.

Register of Interest

	Name(s)	Company	Tel	Email	Intended Class Use	Proposed or Existing	Actioned	Source of Enquiry	Comments
36	Nathan Carlisle	N+C Holdings			C3 - Purchase	Existing	17.06.15 @ 12 noon	Internet	Too far from public transport.
37	Les Clements				C - Not indicated	Existing	20.06.15 @ 11.00	Internet	Failed to attend but indicated residential redevelopment.
38	Peter Clifford	Reel Estates			B1 - Office/Purchase	Proposed	03.07.15 @ 11:15 Details sent	Internet	Location too awkward for visitors.
39	Peter Cullinane	Cullinane Steele Architects			B1 - Office/Lease	Proposed	09.07.15 Details sent	Internet	No vehicle access for deliveries and no parking.
40	Scott Draper	Draysen Electrics			B1 - Purchase	Existing	16.07.15 @ 10:15	Internet	Required for office and associated builders yard. Too much work to be done.
41	Brian Lenihan	Lenihan Plant Hire			B2 & B8 - Purchase	Existing	28.07.15 @ 2:00	Martyn Gerrard board	The site is too narrow. Restricted access for plant & machinery.
42	Joe Garwood	EZW			A & C - Purchase	Existing	30.07.15 Details sent	Internet	Representing clients. Required for redevelopment. Site not suitable.
43	Simon Rawson	Field James Limited			C3 - Purchase	Existing	04.08.15 Details sent	Internet	Required for redevelopment. No street frontage. Poor transport. Concerned about car free development
44	Brian McCann	B and G Gas Installations			B1 - Lease	Existing	04.8.15 @ noon	Martyn Gerrard board	Too large & concern about asbestos removal cost.
45	Chris Cornford				C3 - Purchase	Existing	28.08.15 @ 2:45	Martyn Gerrard board	Print company. For redevelopment..
46	Matt Hatchard	Mansion Properties			C - Purchase	Existing	01.09.15 @ 10:00. CANCELLED	Internet	Student accommodation. Site not suitable.
47	Patrick Mcafferty	Mc's Caps			B2 - Lease	Existing	04.09.15 @ 09:15	Internet	Brewing. Poor access too expensive. Concerns about residential area.
48	Grant Wood	The Alarm Shop Ltd			B1- Lease	Existing	08.09.15 Details sent	Internet	Concerns over building quality and cost to refurbish to modern standards.
49	Paula Woodman	Woodentots Nursery			C3 & D1 - Purchase	Existing	09.09.15 @ 16:30	Internet	Required for mixed use development including childrens day care and residential. Considered planning would not be achievable due to poor external areas and no pick up and drop off zone for parents.

In line with data protection, clients contact details have been redacted. For further information please contact Matt Roe on 020 7832 1475

Register of Interest

	Name(s)	Company	Tel	Email	Intended Class Use	Proposed or Existing	Actioned	Source of Enquiry	Comments
51	Lorian	Landscaping Contractor			B2 - Purchase / Lease	Existing	11.09.15 @ 11.30	Martyn Gerrard board	Too expensive for a landscape storage. Residential properties too close in proximity for rock crushing machinery. Concerns about costs in making office space useable. Poor access for large vehicles.
52	Daniel				A & C - Purchase	Existing	28.09.15 Details sent	Internet	On behalf of client for redevelopment.
53	Vidos Neophytou	NTS LTD			B2 - Purchase	Existing	Called in & viewed without M	Martyn Gerrard board	Poor access for builders merchant.
54	Harry Barnett	London Newcastle Capital Ltd			A & C - Purchase / Joint Vent	Existing	Called in & viewed without M	HM Land Registry	Required for redevelopment/joint venture.
55	Steve Oliver	Linea Homes			C3 - Purchase	Existing	06.10.15 @ 10am	Internet	Required for redevelopment.
56	Geoffrey Robeson	RSP Developments & Investments Limited			A & C - Purchase	Existing	28.11.15 Details sent	Martyn Gerrard list	Property finder on behalf of client for redevelopment.
57	Will Hunt	Luxgrove			C3 - Purchase	Existing	Called in & viewed without M	HM Land Registry	For housing redevelopment. Concerned about quality of residential areas. Interested in sites in Barnsbury.
58	Stephen Thomas	Homes Consultants			B1 - Office/Lease	Proposed	18.02.16 Details sent	Internet	Poor location.
59	Jonny Rogers				A & C - Purchase	Existing	03.03.16 @ 4pm	Internet	On behalf of client for redevelopment.
60	Jamie Martin	Creative Developments			B1 - Office/Lease	Proposed	09.03.16 Details sent	Internet	No parking and offices too far from site entrance
61	Gary O'Shea	O'Shea Carpets			B1 - Office/Lease	Proposed	09.03.16 Details sent	Internet	Found alternative property
62	Jacob Jac	Jacob Foods			B8 - Purchase	Existing	11.03.16 Details sent	Internet	Storage and distribution. Poor access and overwhelmed by work required.
63	Ali Mehmet	Burgers@N8			A3 - Lease	Existing	Called in & viewed without M	Martyn Gerrard board	Pop up restaurant. Site not suitable. Health & Safety concerns.
64	Pincus Mann				A & C - Purchase	Existing	15.03.16 @ 5:00	Internet	Redevelopment.
65	Richard Leaman	property finder			A & C - Purchase	Existing	13.04.16 Details sent	Internet	On behalf of client for redevelopment - property finder.
66	Beau Gothard	Gothard Lofts			C3 - Purchase	Existing	23.05.16 @ noon	Martyn Gerrard list	Landlord. Scheme would be too large and too expensive to develop.
67	Noel McManas	Personal Pension Adviser			C3 - Purchase x 3	Proposed x 3	13.06.15 Details sent and ongoing communication	Martyn Gerrard list	Mr McManas represents a number of clients and has had interest from 3 investors with regard pension investments.
68	Matthew	JMG Estate			A2 - Lease	Existing	15.06.16 Details sent	Internet	Refurbishment work too expensive and did not like design of new scheme.

In line with data protection, clients contact details have been redacted. For further information please contact Matt Roe on 020 7832 1475

Register of Interest

	Name(s)	Company	Tel	Email	Intended Class Use	Proposed or Existing	Actioned	Source of Enquiry	Comments
69	Tom Keating	independent developer			C3 - Purchase	Existing	23.06.16 Details sent	Internet	Required for redevelopment. Project too large.
70	Tom Spinner				B1 - Office/Lease	Proposed	25.07.16 Details sent	Internet	No comment made.
71	Nick Seaton	Paul Simon Seaton			B1 - Office/Lease	Proposed	26.07.16 Details sent	Internet	On behalf of client. No comment as of yet.
72	Sean Robinson				C3 - Purchase	Existing	01.08.16 Details sent	Martyn Gerrard board	Not suitable for pension portfolio.
73	Barbra Jowett	Photography Studio			B1 - Office/Lease	Proposed	17.08.16 details Sent	Internet	Too far from underground.
74	Adam Carson	independent developer			C3 Purchase	Existing	01.09.16	Internet	No comment.
75	Danica Petronijevich	Property finder			C3 - Purchase		06.19.16. All details sent	Internet	General Enquiry. Seeking information for clients.
76	Don Osborne	independent developer			C3 - Purchase	Existing	09.09.16. Details sent	Internet	Required for redevelopment.
77	Mr. Hunt	Services Engineer			B2 - Purchase	Existing	07.10.16	Internet	Concerns over refurbishment costs
78	Mark Behnecke				C3 - Purchase	Existing	10.10.16	Martyn Gerrard list	Funding issues with no planning permission
89	John Leviton	Leviton Ltd			C3 - Purchase	Existing	10.10.16	Internet	Looking to redevelop
80	Graham Voight	Joinery Contractor			B2 - Purchase	Existing	08.11.16	Internet	Said it's too close to neighbouring properties
81	Hai Pham	Warehouse & Distribution Serv			B1 - Office/Lease	Existing	30.11.16	Internet	Bad access
82	Chris McParland	Developer			C3 - Purchase	Existing	13.12.16	Internet	Required for redevelopment.

In line with data protection, clients contact details have been redacted. For further information please contact Matt Roe on 020 7832 1475

APPENDIX 17: Rightmove Property Listings for Sale & Lease



N19 + 0 miles

PCM

Min Price

to

Max Price

Property Type

Commercial Properties To Let in N19

Sort: Relevance

Grid

List

31 results



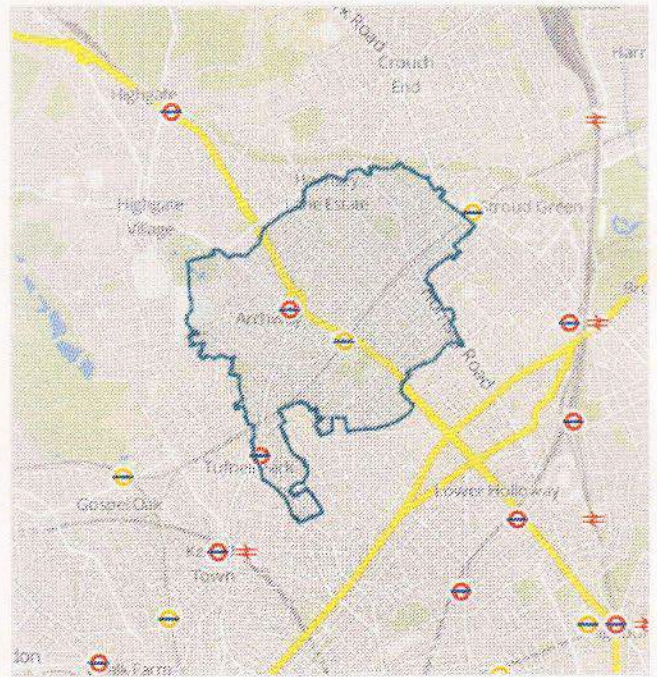
£310 pcm From 6,000 sq. ft.

OMITTED
DESK SPACE
ONLY.



£320 pcm From 6,000 sq. ft.

OMITTED
DESK SPACE
ONLY.



→ See commercial properties for sale in N19



Find out what's currently on the market and recent sold prices for your local area.

Visit price comparison >>

Nearby N19

- N1
- NW1
- NW3
- NW6
- N17
- N1140

£2,750 pcm

1,619 sq. ft.



£1,667 pcm

1,558 sq. ft.

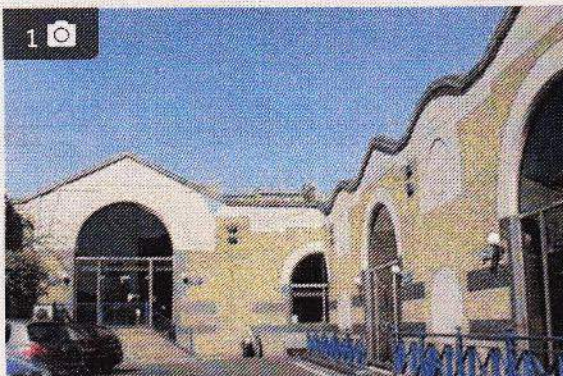
OMITTED .
A CLASS .



£3,125 pcm

863 sq. ft.

OMITTED .
A CLASS



£3,500 pcm

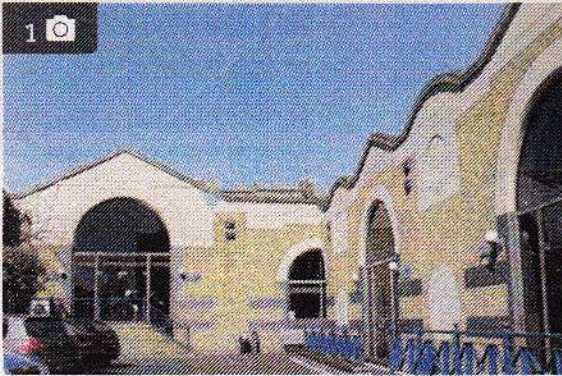
Suggested Links

Estate agents in N19

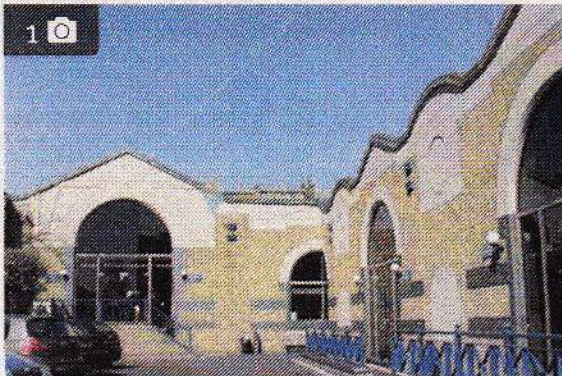
Map data ©OpenStreetMap contributors.



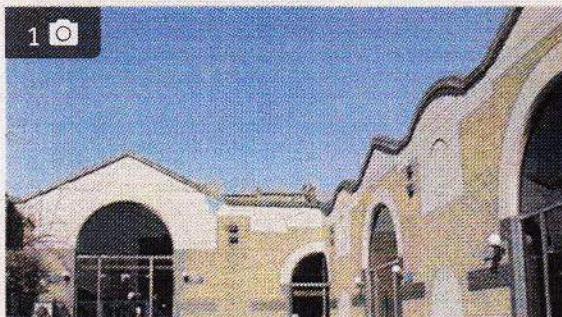
£6,000 pcm



£3,750 pcm

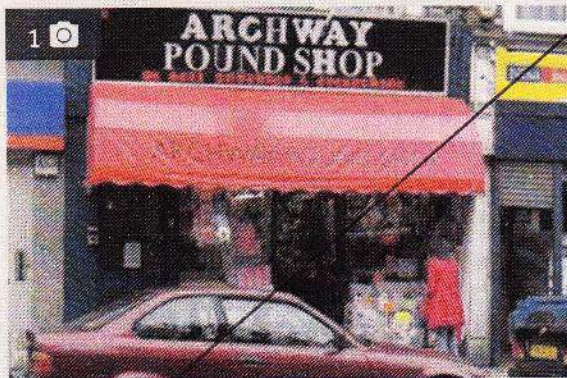


£5,000 pcm





£4,000 pcm



£2,500 pcm

OMITTED
A CLASS



£1,083 pcm

OMITTED
A CLASS

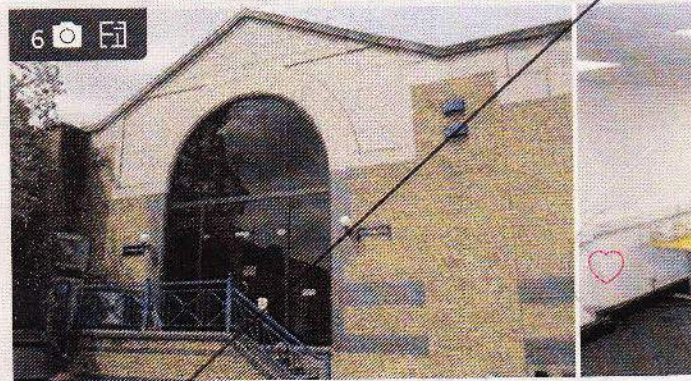


£6,500 pcm

OMITTED
A CLASS



1
£1,333 pcm
925 sqft



6
£3,500 pcm
OMITTED .
DUPLICATE .



10
£1,170 pcm
OMITTED
A CLASS





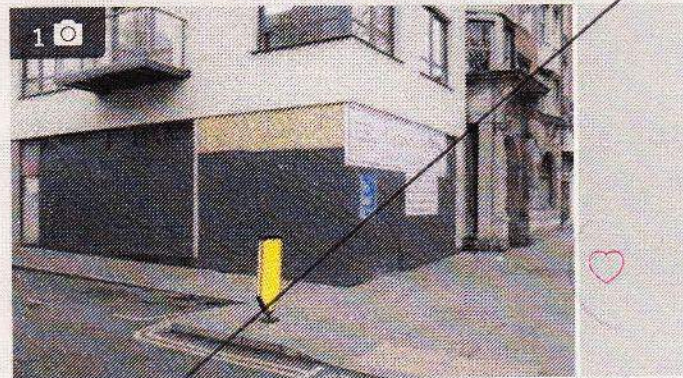
£3,750 pcm

OMITTED .
DUPLICATE



£1,000 pcm

OMITTED .
A CLASS .



£5,833 pcm

OMITTED
A CLASS



£1,917 pcm

OMITTED
A CLASS



5
£1,000 pcm OMITTED
A CLASS



1
£4,583 pcm



7
£6,000 pcm OMITTED
DUPLICATE



7

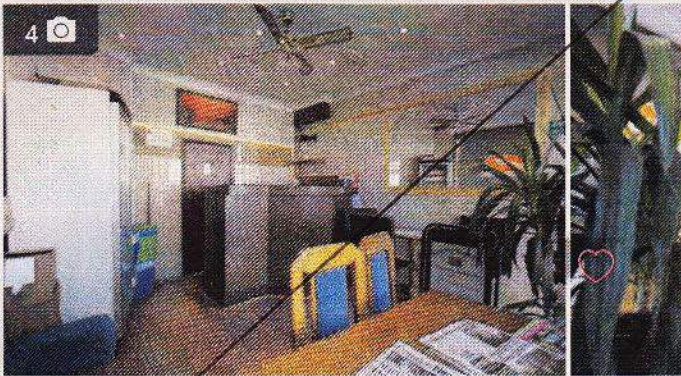
N19 + 0 miles PCM Min Price to Max Price Property Type

Commercial Properties To Let in N19

Sort: Relevance

Grid List

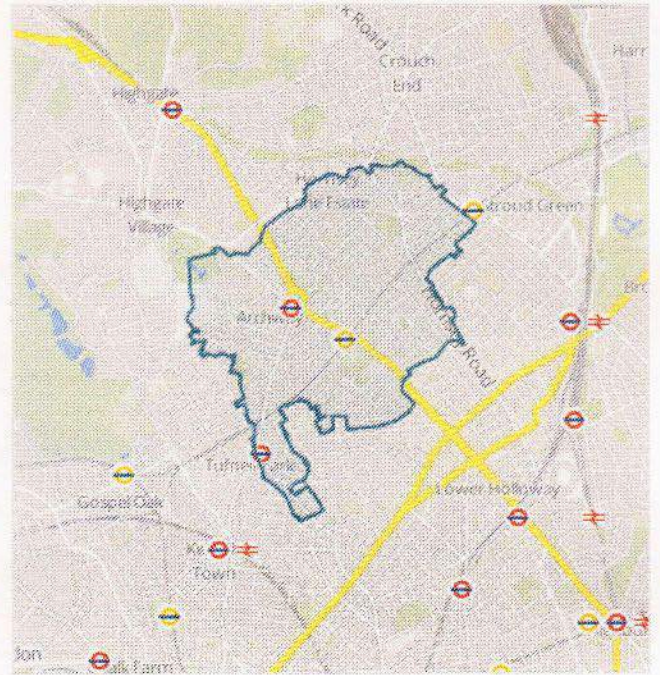
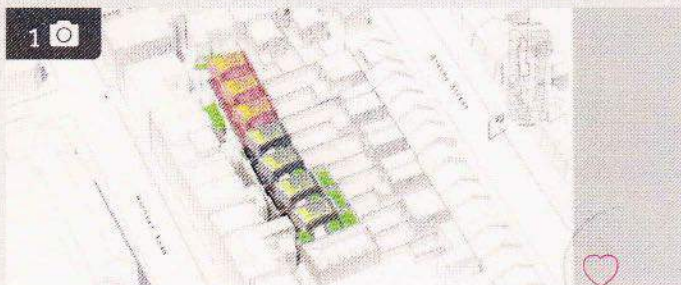
31 results



£1,167 pcm OMITTED A CLASS



£1,917 pcm OMITTED A CLASS



→ See commercial properties for sale in N19



Find out what's currently on the market and recent sold prices for your local area.

Visit price comparison >>

Nearby N19

- N1
- NW1
- NW3
- NW6
- N17
- N11A/O

£5,208 pcm



£5,833 pcm



£7,500 pcm

OMITTED
DUPLICATE



£6,000 pcm

OMITTED
DUPLICATE

Suggested Links

Estate agents in N19

Map data © OpenStreetMap contributors.



£2,333 pcm

OMITTED

A CLASS

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2

of 2

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Major cities and towns in the UK:

Select (A-Z)

N19 + 0 miles

Min Price

to

Max Price

Property Type

Commercial Properties For Sale in N19

Sort: Relevance

Grid

List

8 results



12

£4,000,000

OMITTED .
FREETOLD INVESTMENT

5,379 sq. ft.



1

£295,000

Leasehold

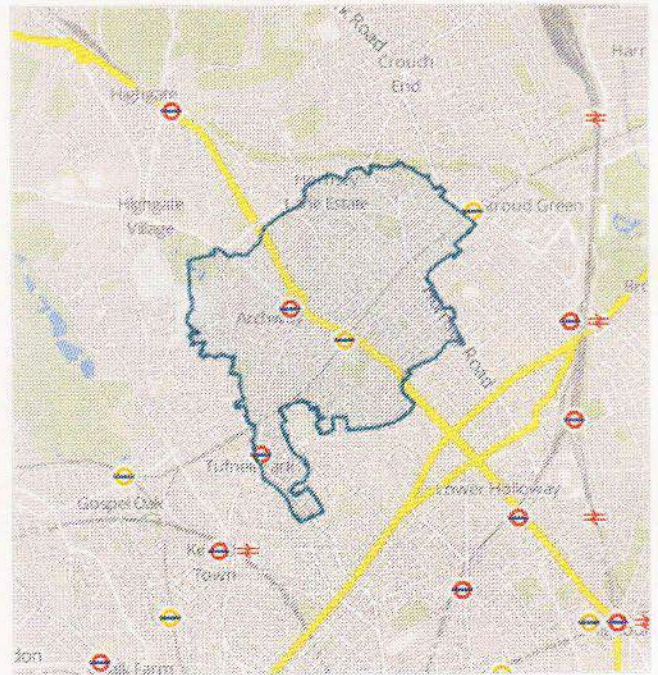
OMITTED
PUBLIC HOUSE!

Additional commercial listings

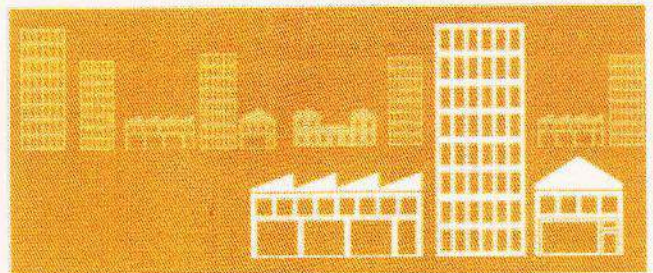
OMITTED
DUPLICATE



2



→ See commercial properties to let in N19



Search thousands of commercial property for sale.

Start your commercial search >>

Nearby N19

N1

NW1

NW3

NW6

N17

N19 0



~~£4,000,000~~

OMITTED.
DUPLICATE.

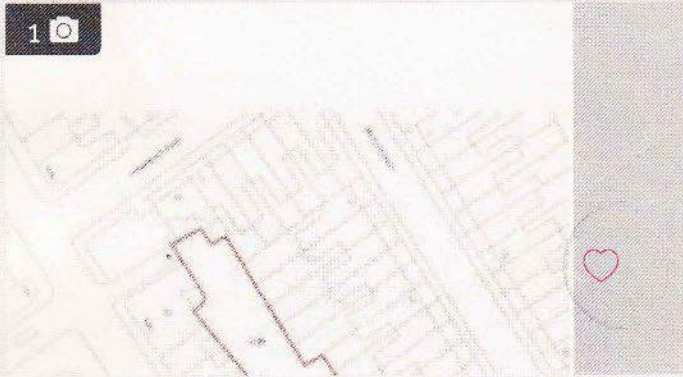
INVO

N4

Suggested Links

Estate agents in N19

Map data © OpenStreetMap contributors.



POA



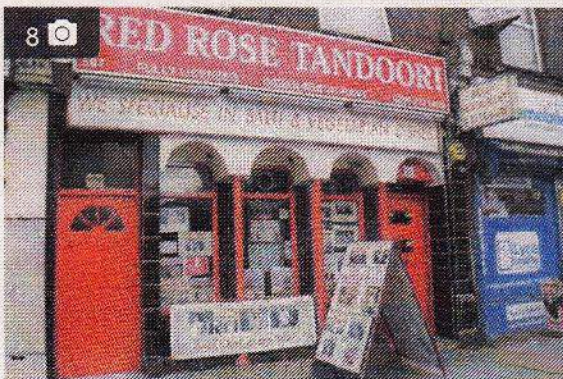
POA



£150,000



€70,000



€45,000

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Page

1

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 DX: 57278 Finchley 2 www.martyngerrard.co.uk

“50 years of fulfilling dreams”

APPENDIX 18: Islington Council’s Employment Cluster Review, 2012



Martyn Gerrard is the trading name for the North London Network Ltd, Registered in England No. 2441809.
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Regulated by RICS



Employment clusters in Islington

A review of employment studies undertaken in 2005 and 2008

June 2012

(Consolidated version including employment cluster health check)

Cluster 59 falls partly within Finsbury Park Town Centre. The 2005 study found that the majority of sites were fit for purpose and that there was an opportunity to redevelop one site. Assumptions underpinning the Core Strategy assumed no net employment increase. The 2011 review found that, outside the town centre, much of the cluster was in residential use and should be excluded. However the boundary was extended in two places to incorporate a light industrial yard and employment land adjacent to the railway (Gospel Oak to Barking) line which remained in continued employment use.

The 2005 study found that most sites within Cluster 60 required no change, with potential for redevelopment in two places (since redeveloped for residential uses). Assumptions underpinning the Core Strategy assumed net employment increase of around 150 jobs. The 2011 review found that the single manufacturing use to the west of the cluster had been lost, that peripheral parts of the cluster were in residential use. Parts of the cluster functioning as local shops with housing above were removed. The cluster boundary was extended to the north to incorporate an industrial yard previously omitted, and to the south to take in part of Cluster 67.

The 2005 study noted that most sites were operating effectively in Cluster 67. Assumptions underpinning the Core Strategy assumed almost no increase in employment. The 2011 review found that most parts of the cluster had been lost to residential uses. As such (apart from part of the cluster, incorporated into Cluster 60) the cluster was deleted.

The 2011 review identified an additional cluster (Cluster B) in active employment use, at the junction of Tollington Park and Stroud Green Road. This cluster includes sites used for light industrial use.

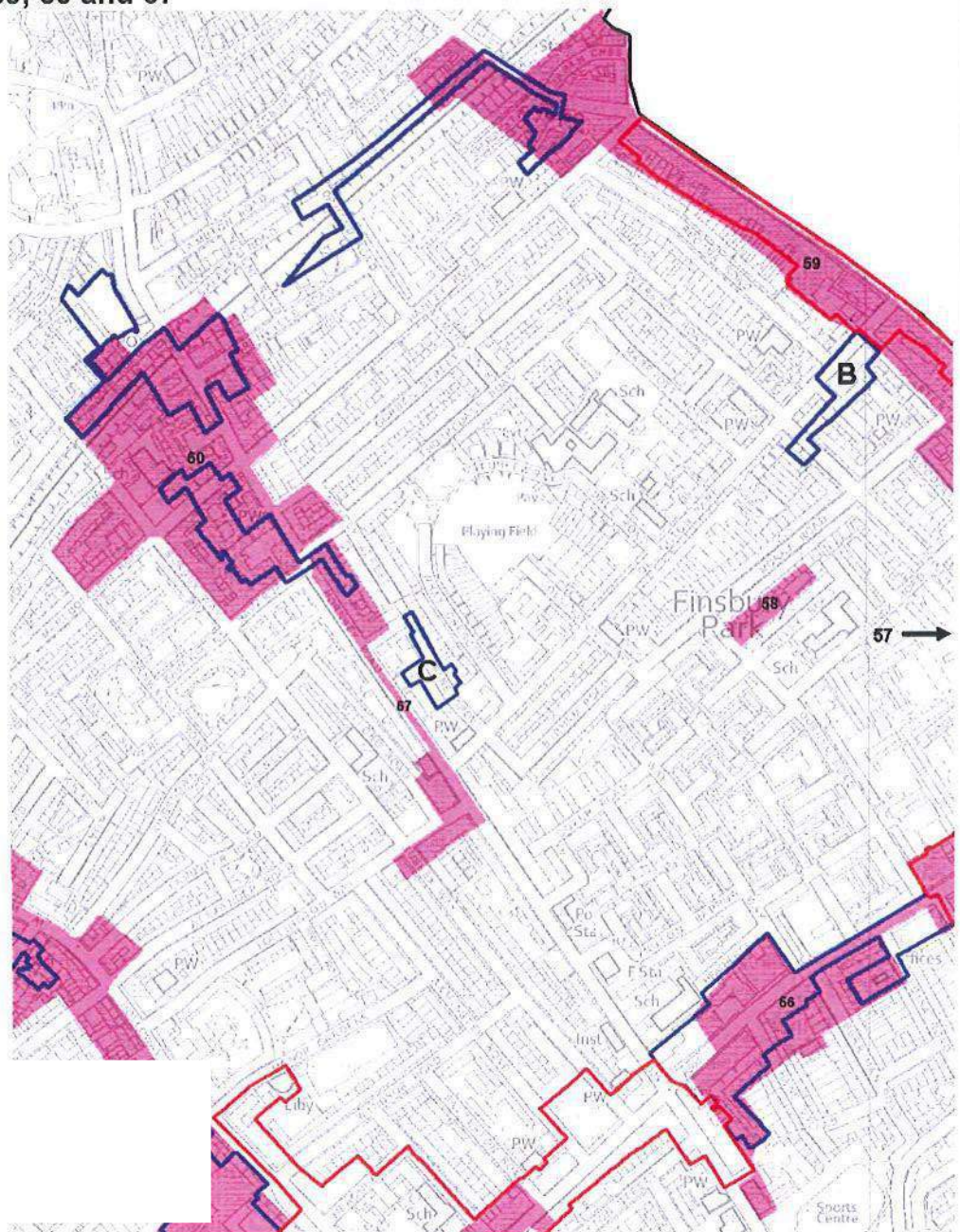
The 2011 review identified an additional cluster (Cluster C) in active employment use on Pine Grove (east of Cluster 67). This cluster includes sites used for light industrial use and utilities infrastructure.

Seven Sisters Road, Hornsey Road and Crouch Hill

Clusters 56, 57, 58, 59, 60 and 67

This area is characterised by major roads featuring clusters of retail and commercial uses (including industrial uses) within a predominantly residential environment.

Retail areas are of mixed quality, with particularly high rates of vacancy recorded on Hornsey Road. Some commercial and industrial clusters present good opportunities for refurbishment and revitalisation.



The 2005 study found that the majority of Cluster 56 was fit for purpose and that no change was required, noting opportunities for refurbishment and redevelopment for employment uses. Assumptions underpinning the Core Strategy indicated a potential increase in employment of over 500 jobs. The 2011 review resulted in a change to the cluster boundary to exclude residential areas (including recent redevelopment) and areas previously omitted.

Finsbury Park Town Centre and was excluded from the 2011 review. However, the Core Strategy assumed limited increase in employment of around 30 jobs, mainly from reduced vacancy.

The 2005 study noted that Cluster 58 contained a number of vacant units, leading to underutilisation. Assumptions underpinning the Core Strategy indicated very little potential for employment increase. The 2011 review found that there was only one B2 use remaining within the cluster, and was therefore difficult to justify retention of the cluster. As such the cluster was deleted.



12th February 2019

Our Ref: RH/DM

Mr M Fitzpatrick
330 Hornsey Road
London
N7 7HE

Dear Mark,

RE: 440a Hornsey Road, London, N19 4EB

Further to our telephone conversation, I write to confirm that you have asked us to discreetly place your consented scheme to one of our developer applicants.

I can confirm that we have offered it to the following individuals, all of which have turned the scheme down due to the fact that they felt it was not viable due to the current consent.

- Jaspal Mandeir
- Jeremy Sokel
- Ziv Gani
- Ian Higgins
- Geoffrey Robeson
- Nir Zamek
- Eli Baron
- Scott Collier
- Tim Chaudhry
- Spencer Sheridan

Kindest regards,


Richard Humphreys
Director
Goldschmidt & Howland

Tel No: 020 7504 0330
Email: rhumphreys@g-h.co.uk
www.g-h.co.uk

From: James Dawson <JamesD@litchfields.com>
Subject: 440a Hornsey road N19 4EB
Date: 1 November 2018 at 15:23:06 GMT
To: "vivien@fitzpatrickteam.com" <vivien@fitzpatrickteam.com>
Cc: Mark Fitzpatrick <mark@fitzpatrickteam.com>

Dear Mark

Just following on from our conversation in regards to the named above site.

I've now had the chance to talk to a few property developers that specialise in building out new sites, and all three have point blank reused the site due to the affordable housing and too much commercial space.

Please notify me if anything changes.

Kind regards James

James Dawson
Director
Litchfields Estate Agents
Direct: 020 8342 7313
Office: 020 8341 3336
Mobile: 07825 528 172
www.litchfields.com



From: Mark Fitzpatrick mark@fitzpatrickteam.com ■
Subject: Fwd: Site Address – 440a Hornsey Road, N19 4EB
Date: 2 November 2018 at 11:57
To: vven@fitzpatrickteam.com

MF

Sent from my Phone

Begin forwarded message:

From: "Peter Clifford" <peter@reel-estates.co.uk>
Date: 2 November 2018 at 11:54:40 GMT
To: "Mark Fitzpatrick" <mark@fitzpatrickteam.com>
Subject: RE: Site Address – 440a Hornsey Road, N19 4EB

Hi Mark,

I have tried to speak to a few people on this to see if any bites but sorry to say no takers, everyone is sitting on the fence.

I am finding the market very tough at present.

If I get any interest at all I will look to come back to you.

Regards to all the family mate.

Kind regards,

Peter Clifford
Director



Reel Estates Ltd

Tel : 020 8866 3349

Fax : 020 8868 2036

peter@reel-estates.co.uk

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If you are not the intended recipient, please contact the sender either via the company switchboard on 020 8866 3349, or via e-mail return.

Registered in England No.5862365.

Registered address: 18 Silver Street, Enfield, Middlesex EN1 3EG

From: Mark Fitzpatrick [<mailto:mark@fitzpatrickteam.com>]

Sent: 05 October 2018 14:14

To: Peter Clifford <peter@reel-estates.co.uk>

Subject: Site Address – 440a Hornsey Road, N19 4EB

Dear Peter

Site Address – 440a Hornsey Road, N19 4EB

The property comprises a broadly rectangular plot of land occupying a site extending to approximately 0.153 acres (623M² – 6705.91 ft²). The site was formerly occupied by a commercial business.

The property benefits from a planning consent from London Borough of Islington Ref:

P2017/5001/FUL passed on 2nd October 2018 as follows:

3 x houses totalling 249 M² (2680 ft²). All houses have private gardens.

Commercial space 490 M²(5274 ft²) which can be flexibly sub divided.

The property has been registered for VAT purposes.

It is intended to place the property in the upcoming McHugh & Co auction set for 6th December 2018.

Once the formal letter of planning approval has been received, I shall pass it on to you.

Regards

Mark

<http://planning.islington.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=458218&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Islington/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Islington/Menus/PL.xml&DAURI=PLANNING>