

DUE TO RELOCATION – FREEHOLD FOR SALE

FULLY FITTED MEAT PRODUCTION FACILITY OF INTEREST TO OWNER OCCUPIERS & DEVELOPERS



DANGERFIELD
PROPERTY

13 MORRIS PLACE FINSBURY PARK LONDON N4 3JG

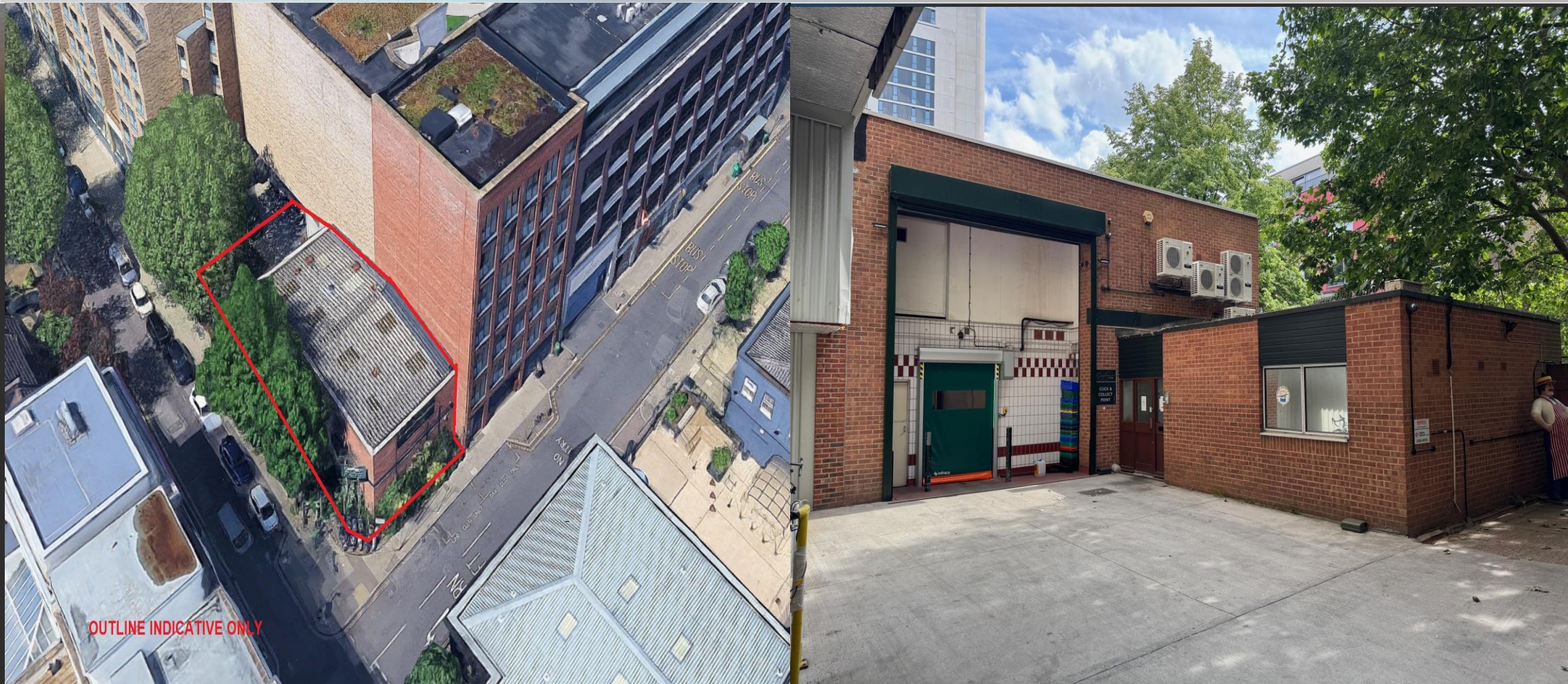
- Rare opportunity to purchase a fully fitted wholesale butchers production facility, close to Central London.
- Located in area of major regeneration, less than 100m from Finsbury Park Station (London Underground & National Rail, annual passenger volumes over 30 million).
- Existing two storey building with significant development potential (subject to planning).
- Unconditional freehold offers invited.





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Existing Building

Ground floor - 3 x walk-in cold rooms, 1 x walk-in freezer, (all suitable for pallets), refrigerated loading area, staff areas and office.
First floor – main production area, washroom and ancillary areas, served by lift from ground floor.
The site has vehicular access from Morris Place, via the adjoining John Jones building, with parking and loading areas.

Floor Areas (GIA)

Ground floor	2,524 sqft	(234.6 m ²)
First floor	2,016 sqft	(187.4 m ²)
Total	4,450 sqft	(422 m²)
Site area approx	0.12 acres	(0.05 ha)

Development Potential

The adjoining buildings were erected in 2014 and are predominantly 6 storey. No formal planning application has been made but the property has significant development potential. Interested parties are advised to make their own enquiries to LB Islington.

Terms

Unconditional offers in excess of £2,250,000 subject to contract, for the freehold interest.

Viewing

Strictly by appointment with Sole Agents, Dangerfield Property. Contact Jeremy Dangerfield| 020 8882 7449| 07775 625 674| jeremy@dangerfieldproperty.co.uk

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Identification and verification of ultimate beneficial owners• Satisfactory proof of the source of funds for the Buyers / funders / lessee