

WHETSTONE DELIVERY OFFICE, OAKLEIGH ROAD NORTH, LONDON, N20 9EY

North London Development Opportunity



Executive Summary

- A development opportunity located in Whetstone in the London Borough of Barnet.
- 0.16 hectare (0.4 acre) site comprising a part 1, part 2 storey building, extending to approximately 841 sq m (9,049 sq ft) GIA, enclosed by a high brick wall.
- The property is currently occupied by a Royal Mail delivery office and is approximately 400 metres West of Totteridge and Whetstone London Underground Station.
- Potential for redevelopment to alternative uses, including residential, subject to the necessary consents.
- For sale freehold with vacant possession on completion.

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33 Margaret Street
London W1G 0JD

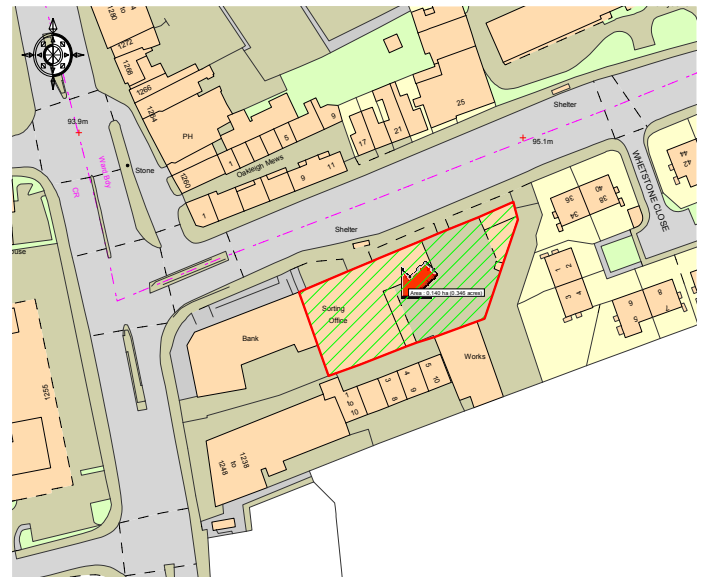
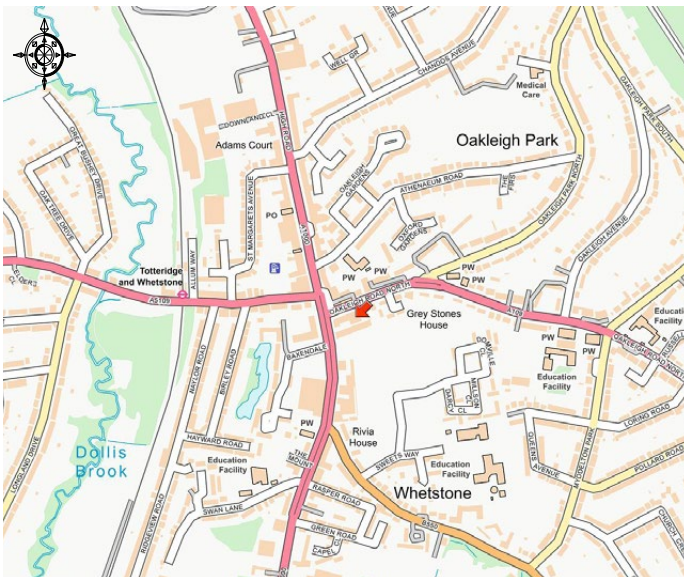
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Site boundary line for indicative purposes only



Location

Whetstone is situated in north London, approximately 13 km (8 miles) from the West End and 14 km (9 miles) from the City of London. To the north and east are the suburbs of Chipping Barnet and New Barnet, whilst Totteridge is located to the west and Finchley lies to the south.

The High Road is located in the heart of Whetstone Town Centre and there are multiple supermarkets, cafés and restaurants within walking distance of the site, including Boots and Waitrose. Dame Alice Owen's Ground playing fields are located approximately 600m (0.3 miles) to the north and Brook Farm Open Space, a large public area of fields and woodland, is located approximately 900 m (0.6 miles) west of the site.

Transport connections are excellent. The site is approximately 400 metres west of Totteridge and Whetstone London Underground Station (Northern Line), which provides services to King's Cross St Pancras (25 minutes), Leicester Square for the West End (29 minutes) and Bank for the City (33 minutes) (source: TFL). A bus stop is situated at the entrance to the site, providing services to surrounding local area. The site is 3.9 km (2.5 miles) from the North Circular Road and approximately 6.4 km (4.0 miles) from the M1.

Description

The site comprises a Royal Mail Delivery Office within a part 1, part 2 storey building with associated servicing / car parking, which is enclosed by a high brick wall. The building extends to approximately 841 sq m (9,049 sq ft) GIA. The total site area is approximately 0.14 hectares (0.35 acres). Access is from Oakleigh Road North via a large double gate into a yard with parking for approximately 20 vehicles. An outbuilding and covered area provides facilities for servicing vehicles.

The site is bounded to the east and south by an electrical trade warehouse with a vehicular access following the eastern boundary of the site. To the south, a low rise deck access residential building known as Regents Court extends along the remainder of the southern boundary. Further to the south there is a substantial site currently being developed by Taylor Wimpey involving the erection of 288 dwellings. The development is accessed from Sweets Way and creates a series of residential closes comprising mainly low rise two and three storey houses with taller apartment buildings closer to the boundary with the site rising to five storeys in height. To the west the building directly adjoins a five storey building fronting the High Road with a Barclays Bank at ground floor and associated offices above.

Planning

The property falls within the jurisdiction of the London Borough of Barnet. The site does not lie within a conservation area and the building is not listed.

We consider that the site represents an excellent opportunity for comprehensive mixed use development following the demolition of the existing buildings.

Informal discussions with Senior Planning Officers at Barnet Council indicate that following the relocation of the Royal Mail Operations elsewhere in the locality, the site could be developed to provide a mix of town centre uses.

A planning report has been prepared by Savills Planning which sets out the specific policies affecting the site and also summarises the meeting that was held with Barnet Council. There is also an architect's feasibility study prepared by DLA Architecture. Both of these documents are available on the data room. It is considered that the site presents a good opportunity for mixed use redevelopment. Residential uses above a commercial ground floor would be welcomed.

Building heights in the nearby area include the adjoining five storey Barclays building fronting the High Road and Barnet House in close proximity reaching eleven storeys.





METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) with vacant possession on completion.

EPC

The EPC report has been instructed and will be available on the dataroom shortly.

VAT

All offers should be exclusive of any VAT which may be charged on the purchase price.

VIEWINGS

Viewings are strictly by appointment. Please contact the sole selling agents to make an appointment.

FURTHER INFORMATION

Further technical information relating to the property is available at

www.savills.com/whetstonedeliveryoffice

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