

PRIME NORTH LONDON DEVELOPMENT OPPORTUNITY

Royal Mail Delivery Office, Hamilton Park, Highbury, London, N5 1SW
For Sale



Red line for indicative purposes only. Image taken July 2016.

- A development opportunity in the heart of Highbury, in the London Borough of Islington.
- Approximately 900 metres from Highbury & Islington station and 700 metres from Arsenal station for London Underground, London Overground and National Rail services.
- A 0.15 hectare (0.37 acre) site currently occupied by a part-single part-two storey building, extending to 713 sq m (7,676 sq ft) GIA and in use as a delivery office with associated yard / car parking.
- Potential for redevelopment to alternative uses, including residential, subject to the necessary consents.
- For sale freehold.

Location

The property is situated in Highbury, North London, an attractive and affluent residential area. Highbury is bounded by Stoke Newington to the east, Finsbury Park to the north, Holloway to the west and Canonbury and Upper Street to the south. Hamilton Park runs west from Highbury Park / Highbury Grove, the main thoroughfare through the area.

Along Highbury Grove are a number of local shops, independent restaurants and the popular Highbury Barn Tavern. Upper Street is approximately 950 metres to the south west, and provides an extensive retail and leisure offering with a wide range of shops, restaurants and bars. The Emirates football stadium is 800 metres to the west. Approximately 150 metres to the south of the site is Highbury Fields, a large park with sports facilities and a children's playground. 750 metres to the north east is the extensive green space of Clissold Park.

The site is approximately 900 metres north east of Highbury & Islington station which gives access to London Underground, London Overground and National Rail with direct services to King's Cross St Pancras (3 minutes), Oxford Circus (7 minutes), Moorgate (9 minutes) and Hampstead Heath (13 minutes). Arsenal London Underground Station is approximately 650 metres to the north west and provides access to the Piccadilly Line. Drayton Park station, which is 450 metres to the west, has National Rail services into Moorgate. Several bus services to local destinations and the City and West End run along Highbury Park / Highbury Grove, with the closest stop 50 metres east of the site.



Description

The site comprises a mail delivery / sorting office and associated yard / car parking. Vacant possession is anticipated in April 2017. The part-one, part-two storey building on the site extends to approximately 713 sq m (7,676 sq ft) GIA. A measured survey has been undertaken and is available on the dataroom. The building comprises a large open room used as a mail sorting/storage area with small ancillary offices, a caller's office and staff welfare rooms. The property occupies a total site area of approximately 0.15 hectares (0.37 acres). Vehicular and pedestrian access is via Hamilton Park.

The site is bounded by the rear gardens and residential properties of De Barrowe Mews to the west, Leigh Road to the south and Hamilton Park to the north. Immediately east are part commercial, part residential properties that front Highbury Park / Highbury Grove.



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Planning

The property falls within the jurisdiction of the London Borough of Islington. It is not statutorily or locally listed and there are no listed buildings in the immediate vicinity. It is located within the Highbury Fields Conversation Area.

The site and existing building would suit a variety of alternative uses, subject to the necessary consents. There is new office accommodation nearby at 58 Highbury Grove and the ScreenWorks at 22 Highbury Grove operated by Workspace. A well designed residential scheme might also be suitable. There is an architects feasibility study available on the dataroom that demonstrates one way the site might be redeveloped for residential use, subject to the required consents.



Method Of Sale

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

VAT

All offers should be made exclusive of 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 on the dataroom below. An EPC has been instructed and will be made available on the dataroom.

www.savills.com/hamiltonpark



Important Notice

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Sale particulars produced November 2016. Subject to contract.

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