



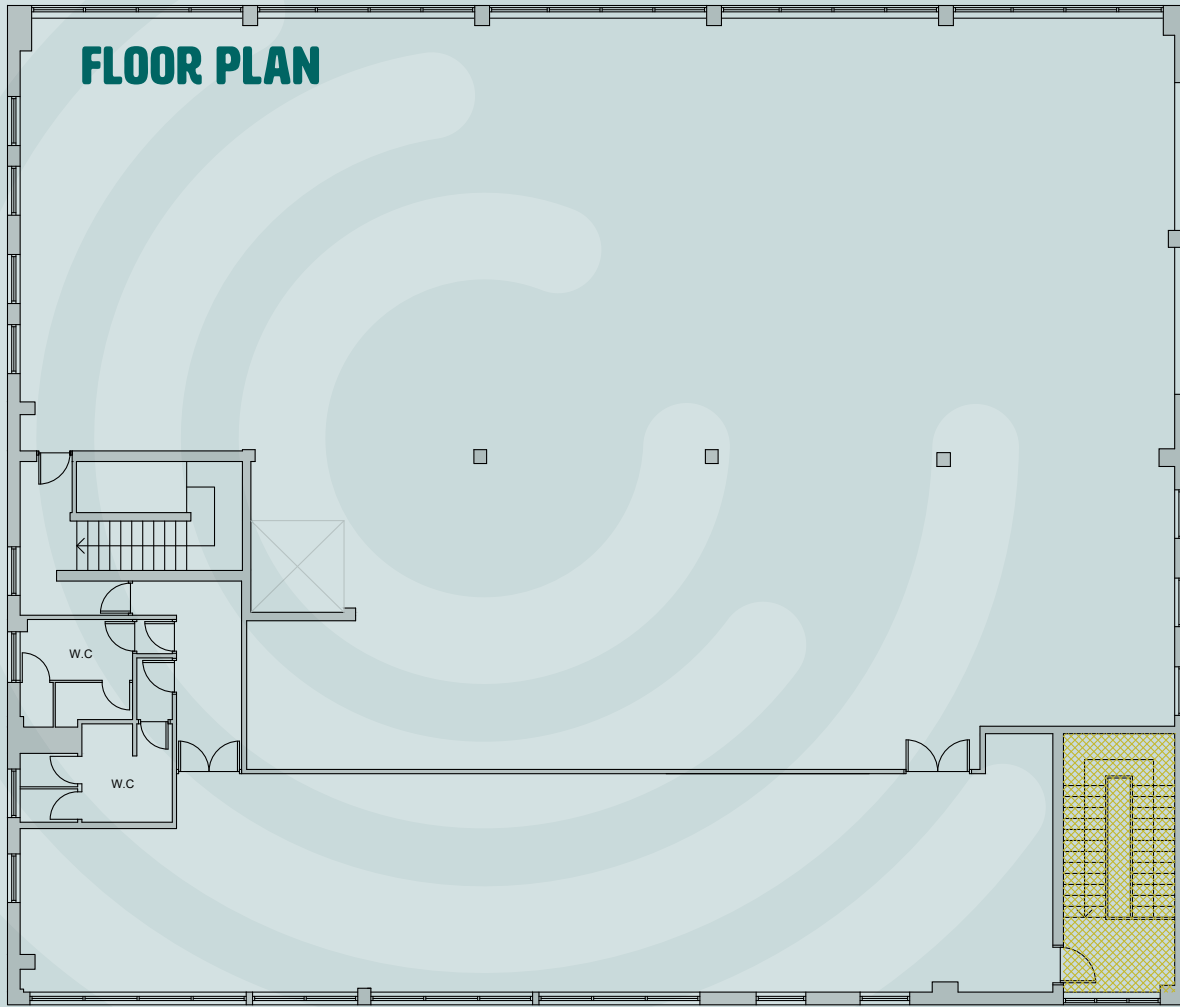
**SPACE** TO GET FIT  
TO CREATE  
TO THRIVE

**UNIT 5 FIRST FLOOR**  
**TO LET 7,115 FT<sup>2</sup>**

**CRUSADER INDUSTRIAL ESTATE**  
HERMITAGE ROAD, HARRINGAY, N4 1LZ



# FLOOR PLAN



OPEN PLAN  
FIRST FLOOR SPACE



NEW MALE &  
FEMALE WCs



TO BE FULLY  
REFURBISHED



SUITABLE FOR GYM/  
LEISURE/CREATIVE USES



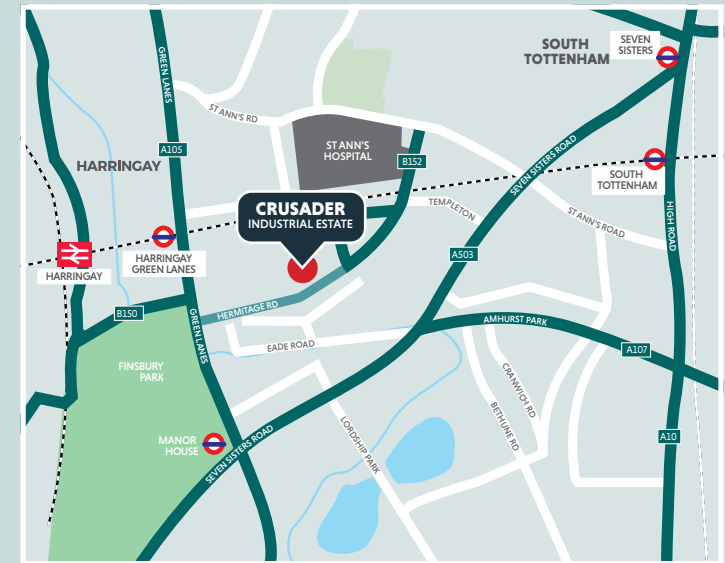
24/7 ACCESS  
& SECURITY



ALLOCATED CAR  
PARKING SPACES



# PRIME LOCATION



Crusader Industrial Estate is situated in a mixed industrial/residential location, close to Arena Shopping Park with Sainsbury's, McDonald's, Costa, Subway all present. A few hundred metres east of Green Lanes (A105) and Harringay Green Lanes Overground Station (Suffragette Line), approximately 6 miles north of Central London and less than a mile from Manor House underground station (Piccadilly Line). Seven Sisters station (Victoria and Overground line) is also less than a mile (0.9 per Google maps).

## FURTHER INFORMATION

**IPIF**  
0800 804 8600  
www.ipif.com

Lewis Callanan  
lewis.callanan@ipif.co.uk

**GLENNY**  
020 8367 2334  
GLENNY.CO.UK

Ryan Anderson  
r.anderson@glenny.co.uk

Peter Higgins  
p.higgins@glenny.co.uk

**STRETTONS**  
EST 1931  
020 8520 1918  
strettons.co.uk

Cliff Bonnett  
cliff.bonnett@strettons.co.uk

Ben Pater  
ben.pater@strettons.co.uk