



1A CHALK LANE, COCKFOSTERS, EN4 9JQ

# Vacant Freehold Building with Asset Management & Redevelopment Potential.



# EXECUTIVE SUMMARY

- Approx. 31,510 sqft (2,972.4 sqm) GIA across a substantial detached building
- Site area extending to approximately 0.56 acres (0.22 hectares)
- Approx. 35 surface parking spaces to the rear
- Prominently positioned adjacent to Cockfosters Underground Station (Piccadilly Line)
- Vacant possession throughout
- It is our understanding that the property is situated outside Article 4
- Suitable for a variety of refurbishment, repositioning or redevelopment strategies, subject to obtaining the necessary consents
- Planning permission was granted in February 2012 to convert part of the existing office floorspace (Use Class E, formerly B1a) into a data centre (LPA Ref. TP/11/1373), with elements of the approved works subsequently implemented on the ground floor
- Freehold

# THE PROPERTY

Metropoint occupies a prominent corner site at the junction of Chalk Lane and Cockfosters Road. The existing building is a late 20th-century office structure arranged over basement, ground and four upper floors, extending to approximately 2,972 sqm (31,510 sqft) GIA.

## The site benefits from:

- A regular and efficient site configuration
- Vehicular access via Chalk Lane
- Surface parking provision to the rear (approx. 35 spaces)
- Ancillary substation on site

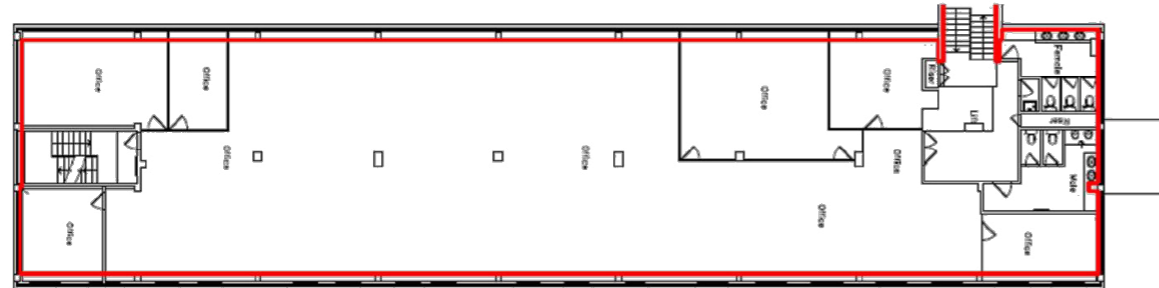
Gross Internal Area (GIA)		
Floor Level	Sqm	Sqft
Fourth Floor	556.40	5,989
Third Floor	556.10	5,986
Second Floor	556.40	5,989
First Floor	551.20	5,933
Ground Floor	606.70	6,531
Lower Ground Floor	100.60	1,083
<b>Total</b>	<b>2,972.4</b>	<b>31,510</b>



# FLOOR PLANS



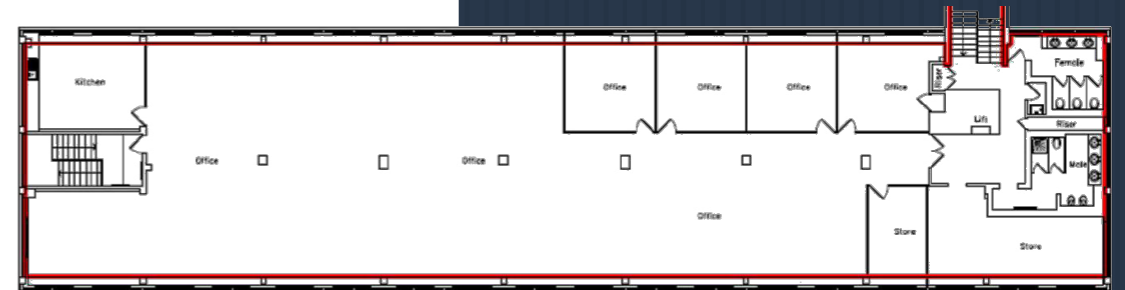
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

## METROPOINT



# LOCATION

Metropoint is situated in a highly accessible and desirable North London location, within the London Borough of Enfield.

The property is positioned directly opposite Cockfosters Underground Station, which provides Piccadilly Line services into central London.



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Chalk Lane and the surrounding area are predominantly residential, with commercial uses centred along Cockfosters Road. The location benefits from strong transport links, established local amenities, and easy access to Trent Park.

Cockfosters offers a range of supermarkets, cafes, restaurants, and independent shops, with local bus routes providing connections to Enfield, Barnet, and Southgate.



The combination of excellent transport connectivity, strong local amenities, and access to green space makes the location highly attractive for residential and mixed-use development.

# LOCATION



## KEY DISTANCES



 **COCKFOSTERS**  
(Opposite)

**SAINSBURY'S LOCAL**  
(0.3 miles)

**SOUTHGATE SCHOOL**  
(0.7 miles)

**BRAMLEY SPORTS GROUND**  
(1.0 mile)

**NEW BARNET LEISURE CENTRE**  
(1.0 mile)

**TRENT PARK GOLF**  
(1.1 miles)

**OAK HILL PARK**  
(1.5 miles)



# DEVELOPMENT POTENTIAL

The site offers a range of potential development strategies, subject to obtaining the necessary planning consents.

Given the property is located opposite the station and on a prominent corner plot, the building presents potential for refurbishment and repositioning as a modern office, residential scheme, or mixed-use development.

## Potential Angles

- Office refurbishment and repositioning
- Mixed-use redevelopment
- Residential-led redevelopment
- Alternative operational uses
- Educational / medical / hotel uses, subject to planning

# FURTHER INFORMATION & CONTACT

**Offers are invited for the freehold interest by way of informal tender (unless sold prior), subject to contract.**

## VAT

It is our understanding that the property is not elected for VAT.

## DOCUMENTS

Further information and associated documents can be found by visiting:

[www.glpj.co.uk/metropoint](http://www.glpj.co.uk/metropoint)

## CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:  
0203 336 7377 or email [capital@glpg.co.uk](mailto:capital@glpg.co.uk).

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