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# NEW ACCOMMODATION TO LET

**WOODBERRY DOWN,  
MANOR HOUSE N4  
1QY**

**PROPOSED FLOOR  
AREA 2,499 SQ M  
(26,899 SQ FT)  
GROUND & FIRST  
FLOORS**

**D1 USE BUT SUITABLE  
FOR A VARIETY OF  
USES, SUBJECT TO  
PLANNING**



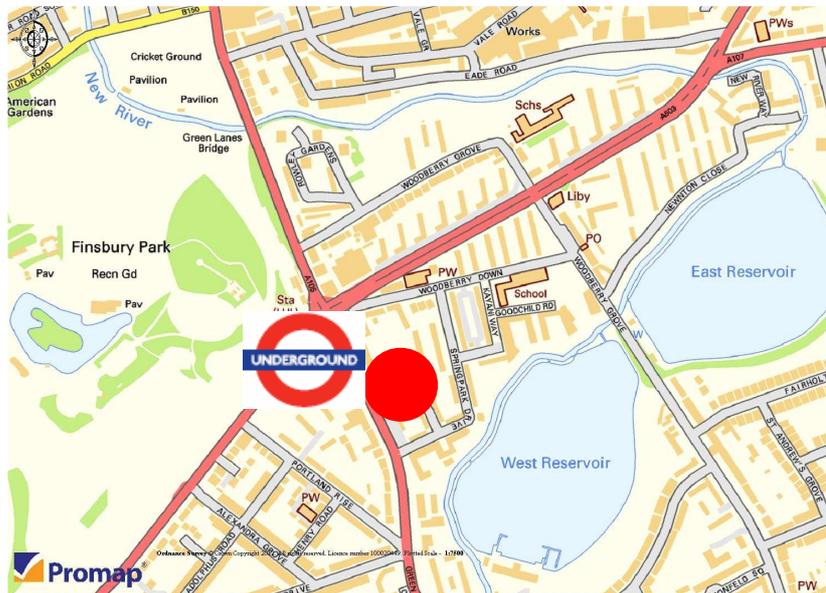
Photograph of a selection of completed buildings within the scheme.



## Location

The Property is situated on the south side of Woodberry Down in Manor House, London Borough of Hackney. Woodberry Down connects to Seven Sisters Road (A503) to the west and to Woodberry Grove to the east. The Property is located approximately 8.5 km to the north of Central London, 1 km to the north east of Finsbury Park and 2km to the north west of Stoke Newington.

The Property, when constructed, will be very well connected in terms of public transport; Manor House London Underground Station is located a few moments away and provides a Piccadilly Line service to Central London. Finsbury Park, which offers a Victoria Line and a National Rail Service, is located approximately 1 km away. There are also a number of bus routes located nearby on Seven Sisters Road and Green Lanes.



Source: Promap (not to scale)



Photograph of a selection of completed buildings within the scheme.

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## Description

The Property is to be constructed as part of a major residential development being undertaken in Woodberry Down by London Borough of Hackney and its partners. The proposed accommodation, which currently benefits from D1 planning use, will comprise 2,499 sq m (26,899 sq ft) arranged over two storeys at the base of an 8 storey residential block.

The Property was originally intended to be used as a Health Centre; however the healthcare provider has since withdrawn from the opportunity. Although the proposed accommodation will benefit from consent for D1 use, it may be suitable for a range of other uses such as retail, business or leisure. Consequently, the Council will consider offers which are conditional on obtaining permission for alternative uses and will make the application for change of use on behalf of the preferred party.

Berkeley Homes will construct the Property to shell and core, while the internal specification will be developed by the London Borough of Hackney with their cost consultants, Frosts Associates. The proposed, generic internal specification can be found in the Information Pack, however further changes to the layout may be possible prior to construction.

We have been advised by Frosts Associates that the Property will extend to 2,499 sq m GIA (26,899 sq ft). They have also confirmed that the maximum depth of the Property is 30 metres while the depth at the centre of the floor plate is 25 metres. The proposed floor areas are as follows;

Item	Gross Internal Area (Sq M)	Gross Internal Area (Sq Ft)
Ground Floor	1,163	12,518
First Floor	1,336	14,381
<b>Total</b>	<b>2,499</b>	<b>26,899</b>
Undercroft car parking/access and circulation space	393	4,230

## Planning

The Property is located within the London Borough of Hackney, situated within Phase 1B and 2 of the Woodberry Down redevelopment. The Property was granted planning permission under application number 2010/2982 in October 2011. Further details, drawings and plans can be found in the information pack.

Although the proposed accommodation benefits from consent for D1 use, the space will also be suitable for other uses such as retail, business or leisure space. The Council will consider proposals that are subject to change of use and is prepared to seek permission for change of use on behalf of the preferred party if required.



## Offers Invited For the Leasehold Interest

The London Borough of Hackney will consider offers that are subject to change of use and is prepared to seek change of use on behalf of the preferred party if required. They will also consider bids where alterations to the proposed specification are to be made. Best bids are invited by no later than **12 noon on 9 May 2013**.

Please note that the London Borough of Hackney does not undertake to accept the highest or any offer.

Your offer should be submitted in a plain, unmarked envelope marked only "**Woodberry Down Tender May 2013**" and addressed to:

Rachel Styles  
BNP Paribas Real Estate  
5 Aldermanbury Square  
London EC2V 7BP

Offers which are submitted by email or fax may not be considered.

As part of your submission, we would be grateful if you could please confirm the following;

- Your proposed planning use for the Property;
- The amount of floorspace you require;
- Whether you have any particular requirements such as, separate accesses, car parking or whether any alterations to the current specification would need to be made to accommodate your use;
- Any conditionality attached to your bid, for example, conditional on change of use;
- Your proposed lease terms including a proposed rental value for the floorspace you require. Rental offers in excess of £6.00 per sq ft are invited.

## Further Information

An Information Pack is available on request and contains the following documents:

1. Site plan
2. Proposed floor plans and drawings
3. Proposed specification
4. Current masterplan for the site and other planning information.

For further details, please contact:

Erica Rabone  
+44 (0) 20 7338 4068  
erica.rabone@bnpparibas.com

Rachel Styles  
+44 (0) 20 7338 4068  
rachel.styles@bnpparibas.com

Particulars compiled March 2013  
Subject to Contract  
BNP Paribas Real Estate, 5 Aldermanbury Square, London EC2V 7BP