



# WOODBERRY DOWN

**TO LET**

NEW RETAIL AND LEISURE OPPORTUNITIES NOW AVAILABLE



**Berkeley**  
Designed for life

**CF**  
**Commercial**









## GET TO KNOW THE AREA

*One of the greenest places to live in London*

Woodberry Down is a sustainable place to live and enjoy, with community at its heart. Since 2009, the area has undergone regeneration in a 30-year project to deliver over 5,500 new homes over 64 acres. Berkeley Homes have delivered over 2,300 homes to date.

Woodberry Down is set next to the spectacular natural surrounds of the Woodberry Wetlands and a sailing reservoir. It is a place that is committed to the natural environment, energy conservation and to enhance the area's abundant wildlife. It has attracted naturalists such as Sir David Attenborough and the BBC's Spring Watch.

With nearby schools, a community centre and great community facilities alongside public open spaces – where events and activities take place year round – Woodberry Down has been recognised as a best practice example development in London, nationally and internationally and continues to win awards year on year.



# CONNECTIVITY

This vibrant neighbourhood benefits from unparalleled connectivity. Woodberry Down is served by the nearby Manor House tube station, providing swift access to the Piccadilly Line, your gateway to the West End, King's Cross Station and Heathrow Airport.

Additionally, Finsbury Park Station is a stone's throw away, offering connections to National Rail services and the Victoria and Piccadilly Lines. This strategic location ensures that Woodberry Down is superbly linked to central London and key transport hubs, making it an ideal base for businesses looking to thrive in the capital.

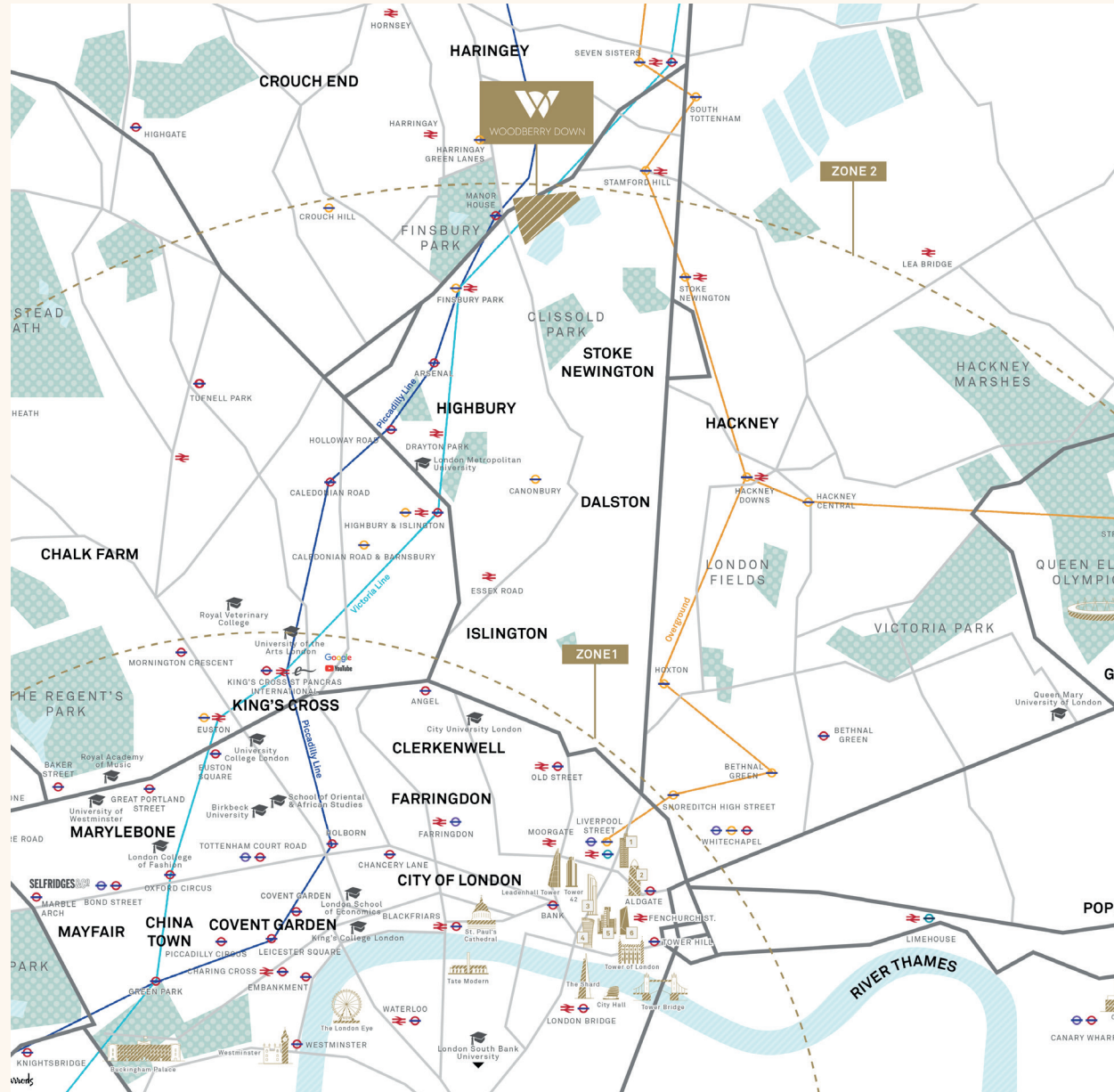
*world class connections*

## Underground (via picadilly line)

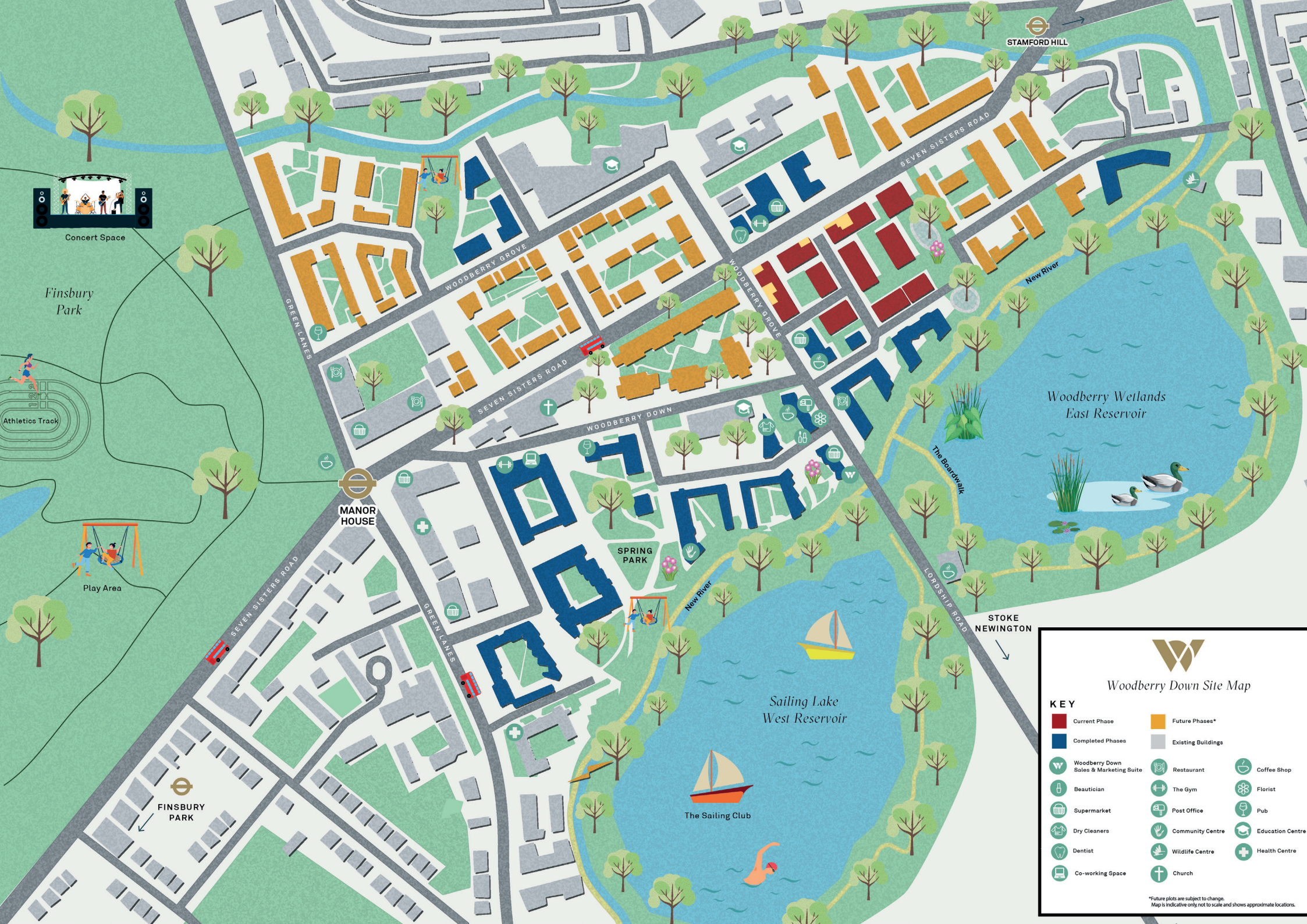
Finsbury Park	3 Minutes
Kings Cross St Pancras	10 Minutes
Covent Garden	15 Minutes
Hyde Park Corner	25 Minutes
Knightsbridge	30 Minutes
Heathrow	50 Minutes

## Buses

Hackney Central - Euston	253
Aldgate - Caledonian Rd	254
Edmonton Green - Kings Cross Rd	259
Waltham Cross - Manor House	279
Aldgate - Tottenham Court Rd	N253
Waltham Cross - Trafalgar Square	N279







Woodberry Down Site Map

KEY

- |                                                                                                        |                                                                                                                              |                                                                                                          |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  Current Phase    |  Future Phases*                         |  Existing Buildings |
|  Completed Phases |  Woodberry Down Sales & Marketing Suite |  Restaurant         |
|  Beautician       |  The Gym                                |  Coffee Shop        |
|  Supermarket      |  Post Office                            |  Florist            |
|  Dry Cleaners     |  Community Centre                       |  Pub                |
|  Dentist          |  Wildlife Centre                        |  Education Centre   |
|  Co-working Space |  Church                                 |  Health Centre      |

\*Future plots are subject to change. Map is indicative only, not to scale and shows approximate locations.



## THE DETAILS

### Woodberry Down - Phase 3

Woodberry Down is one of the largest and most talked about regeneration schemes in the London Borough of Hackney.

Phase 3 is the penultimate phase to complete Woodberry Grove high street feel and the commercial hub of the entire Woodberry Down regeneration.

The addition of new commercial spaces opens doors to a spectrum of opportunities, from retail ventures and gastronomic delights to service providers and creative enterprises. The commercial canvas now extends further, providing entrepreneurs and established businesses with the chance to be part of an evolving urban area.

With more than £1 billion investment, over the next 20 years the area will transform physically, socially and economically.

Uniquely located next to 42 acres of tranquil open waters of the Stoke Newington reservoirs, all whilst being a short walk to Finsbury Park and Manor House underground station, Woodberry Down is set to be one of the greenest places to live in London.

## THE UNITS

Retail 3.A10	1,557 sq. ft
Retail 3.A30	1,237 sq. ft.
Retail 3.A40	1,148 sq. ft
Retail 3.B20	7,216 sq. ft







## FURTHER DETAILS

### Service Charge

The tenant will be responsible for the payment of service charge.

### EPCs

EPCs available on request.

### VAT

Please note that the property is elected for VAT. VAT will be payable on rent and service charges.

### Tenure

New effective full repairing and insuring leases on terms to be agreed.

### Quoting Rents

On Application

### Use

Class E

### Legal and Professional Costs

All parties will be responsible for paying their own legal and professional costs.

### Technical Specifications

Full unit Technical Specifications available on request.

### Business Rates

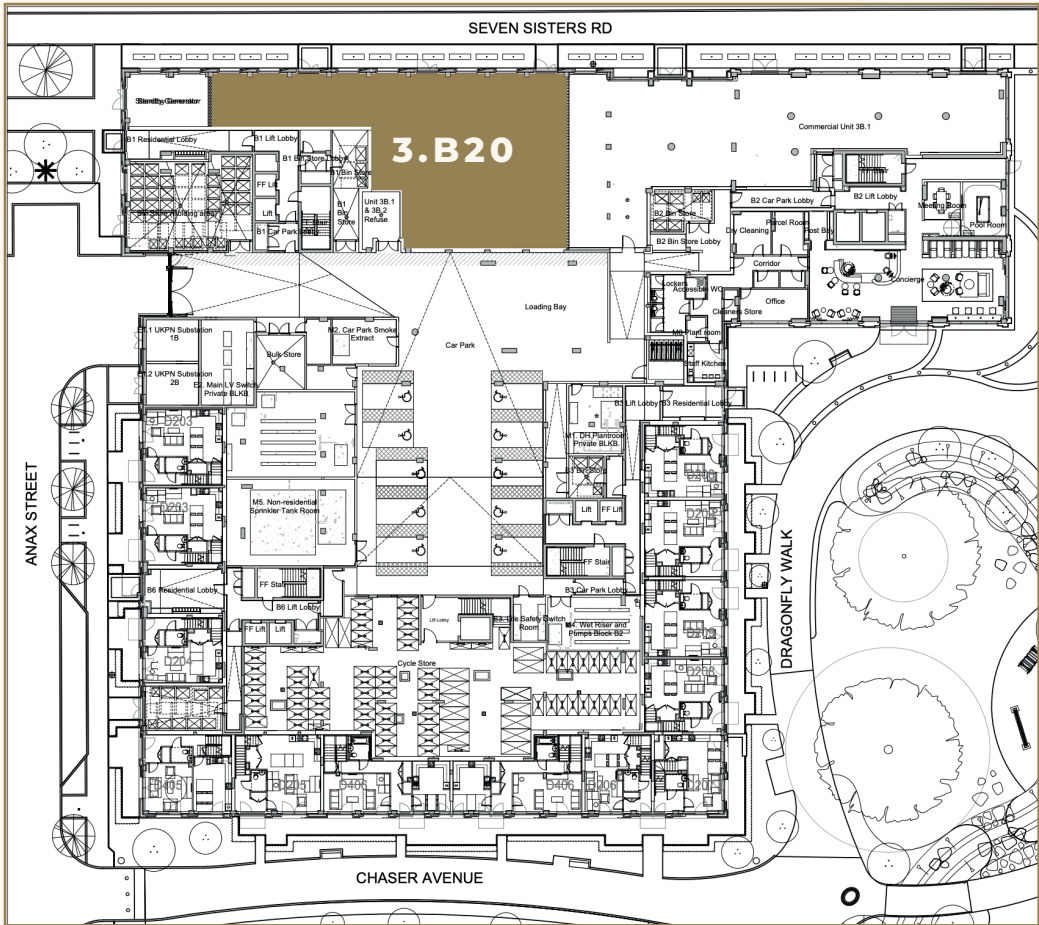
All units are to be assessed for business rates. All interested parties must rely on their own investigations to confirm this information.



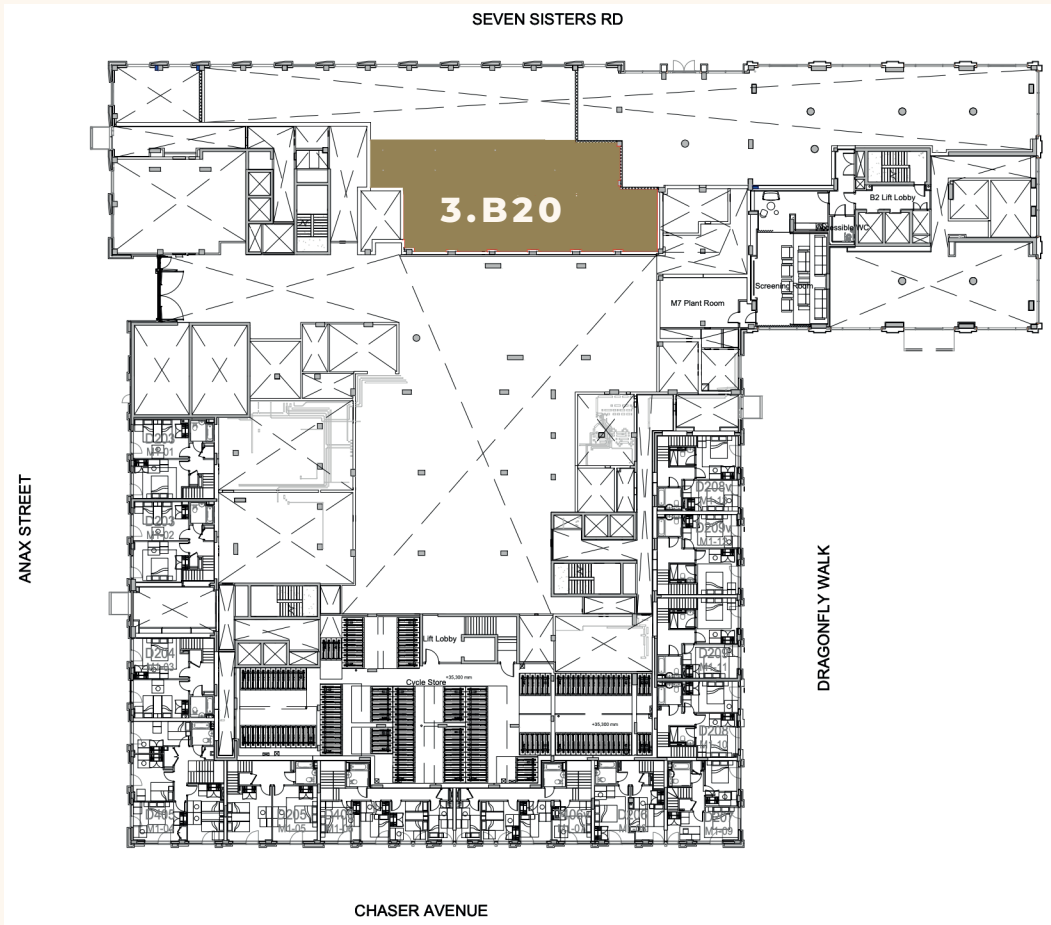


Floors plans are not to scale.





**GROUND FLOOR**



**MEZZANINE**

Floors plans are not to scale.





**UNIT 3.A10**



**UNIT 3.B20 MEZZANINE**







# LIKE WHAT YOU SEE?

*Get in touch with a member of our team...*

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Subject to Contract. October 2023.



WOODBERRY DOWN