

Unit A4, 125 Brantwood Road Industrial Estate, Tottenham, London N17 0DX

Warehouse / Industrial Unit To Let - 6,070 sq ft

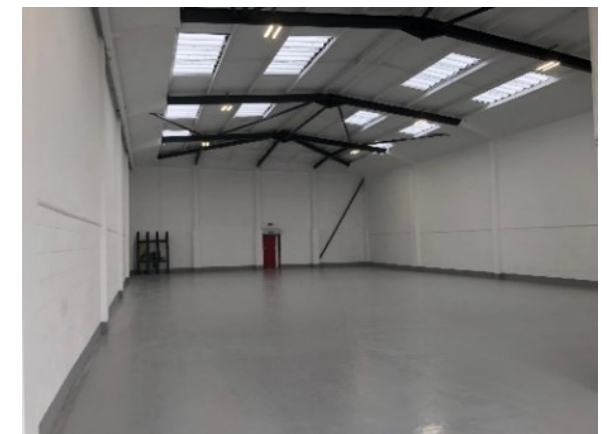
- Steel portal frame
- Single roller shutter door
- Ground and first floor offices
- 3 phase power supply
- 5 forecourt parking spaces
- 5.7M minimum eaves height

Location

Brantwood Road Industrial Estate is situated approximately 7 miles north or Central London and 1 mile to the south of the North Circular Road (A406). The property lies in an established industrial and logistics location ideally situated for access to the Greater London markets.

Description

The premises comprise a steel framed mid-terrace warehouse offering open plan warehousing with ground and first floor office accommodation. Access to the warehouse area is gained via a single service level roller shutter door with separate personnel door. The unit features an internal clear height of approximately 5.7m and benefits from 3 phase power supply and two storey office accommodation. The building is to undergo a comprehensive refurbishment with full details upon application.



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Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross external (GEA) basis as follows:

Floor	Sq Ft	Sq M
Ground Floor	5,385	500.27
First Floor	685	63.64
Total	6,070	563.9

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

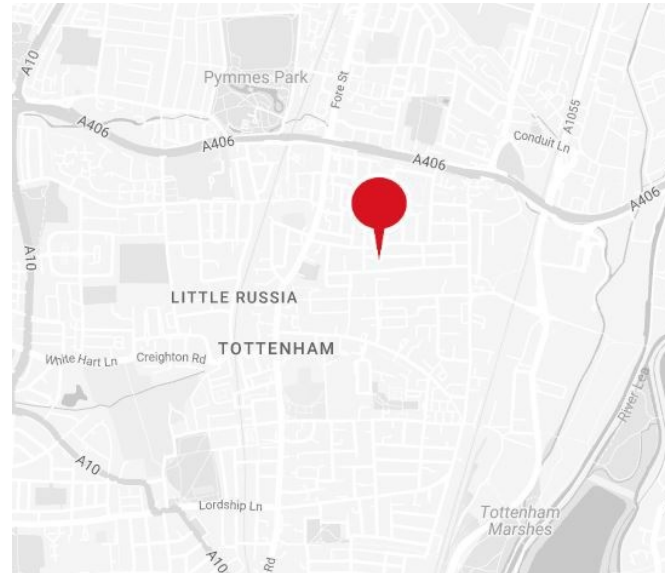
Rent

Quoting rent upon application

Service Charge

A service charge is payable for the upkeep and general maintenance of the Estate. More information is available upon request.

Location Map



Business Rates

Interested parties are advised to make their own enquiries with the local authority to ascertain the rates payable for the current financial year.

Energy performance certificate

We understand the property has an EPC rating of 31 - B

Joint Agents

Sbh Page and Read 020 8342 2700
Ben Pater
Cliff Bonnett

Next steps...

For further details on these and many other available properties please contact:



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