

UNIT TO LET

6,070 ft² (564 m²)



NEWLY
REFURBISHED



CLOSE TO A406
NORTH CIRCULAR



SECURE GATED
ESTATE

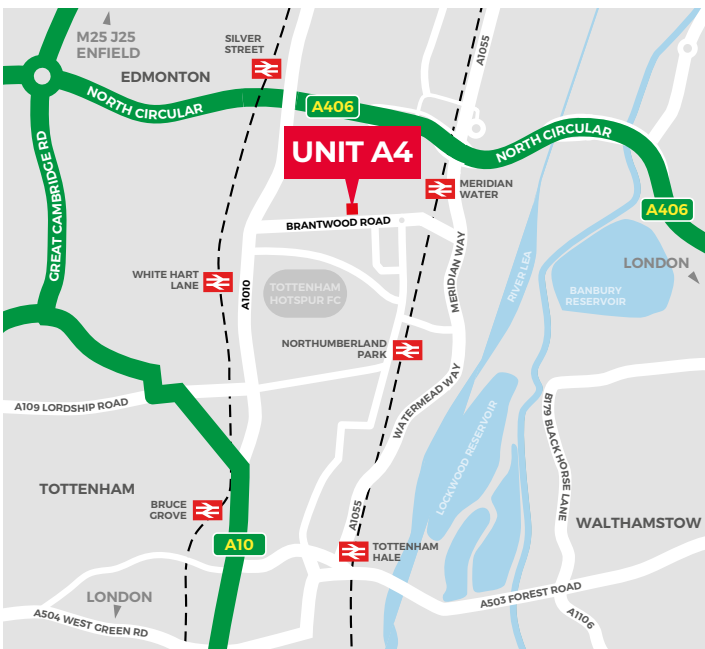
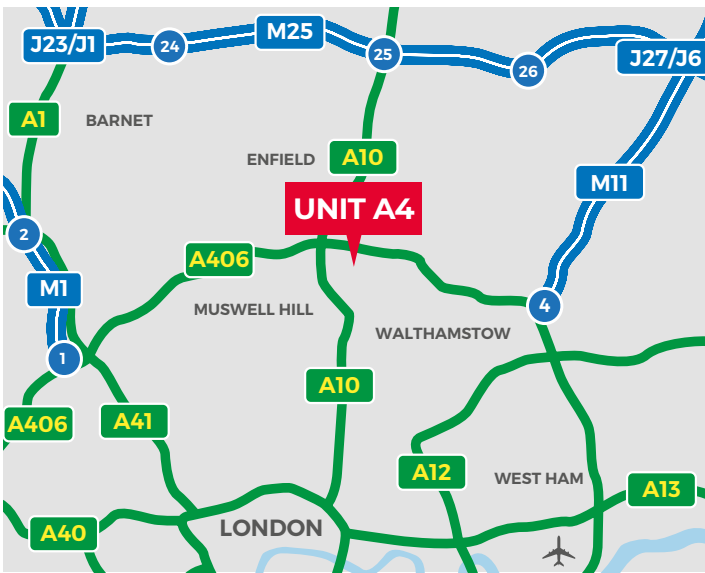


www.ipif.com/tottenham

INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT A4, BRANTWOOD ROAD INDUSTRIAL ESTATE
TOTTENHAM, LONDON, N17 0EU

IPIF







Meridian Water	0.6 miles	Tottenham Hale	1.8 miles	A406	1.0 miles	M25	7.0 miles
White Hart Lane	0.8 miles	Liverpool Street	7.2 miles	A10	1.6 miles	M1	9.2 miles
				M11	5.4 miles		





TOTTENHAM HALE STATION



LIVERPOOL STREET STATION









MERIDIAN WATER STATION



N17 ODX

what3words.com/snack.punch.farmer

 National Rail
 Victoria Line
 Elizabeth Line
 Overground

On behalf of the Landlord



Lewis Callanan
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UNIT A4

LOCATION

Situated 7 miles north of Central London and 1 mile south of the North Circular Road (A406) the property lies in an established industrial and logistics location ideally suited for access to the Greater London markets.

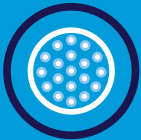
DESCRIPTION

The property comprises a mid-terrace, steel portal frame warehouse with brick elevations, incorporating two-storey office/amenity space.

SPECIFICATION



NEWLY REFINISHED



LED LIGHTING THROUGHOUT



EAVES HEIGHT 5.7M



FULL HEIGHT LOADING DOOR



MODERN OFFICE ACCOMMODATION



24/7 ACCESS

ACCOMMODATION

The unit comprises of the following gross internal areas:

UNIT A4	ft ²	m ²
Ground Floor	5,385	500
First Floor	685	64
TOTAL	6,070	564



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LEASE TERMS

A new lease is offered on full repairing and insuring terms. Rental details upon application.

BUSINESS RATES

Details on request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

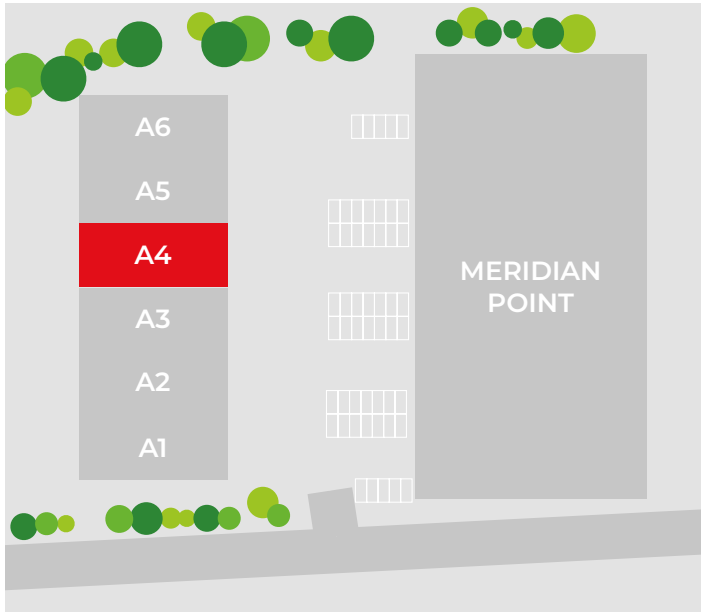
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



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