

**Unit 12 Mill Mead Estate
Mill Mead Road
Tottenham
London
N17 9QU**

**Freehold Industrial Unit
with Vacant Possession**

**Offers in excess of
£1,400,000**

Set on Mill Mead Industrial Estate approx. 6.25 miles from the M25 and under 6 miles north of the City. The A10 and North Circular Road close by and within 400 m of Tottenham Hale Station.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

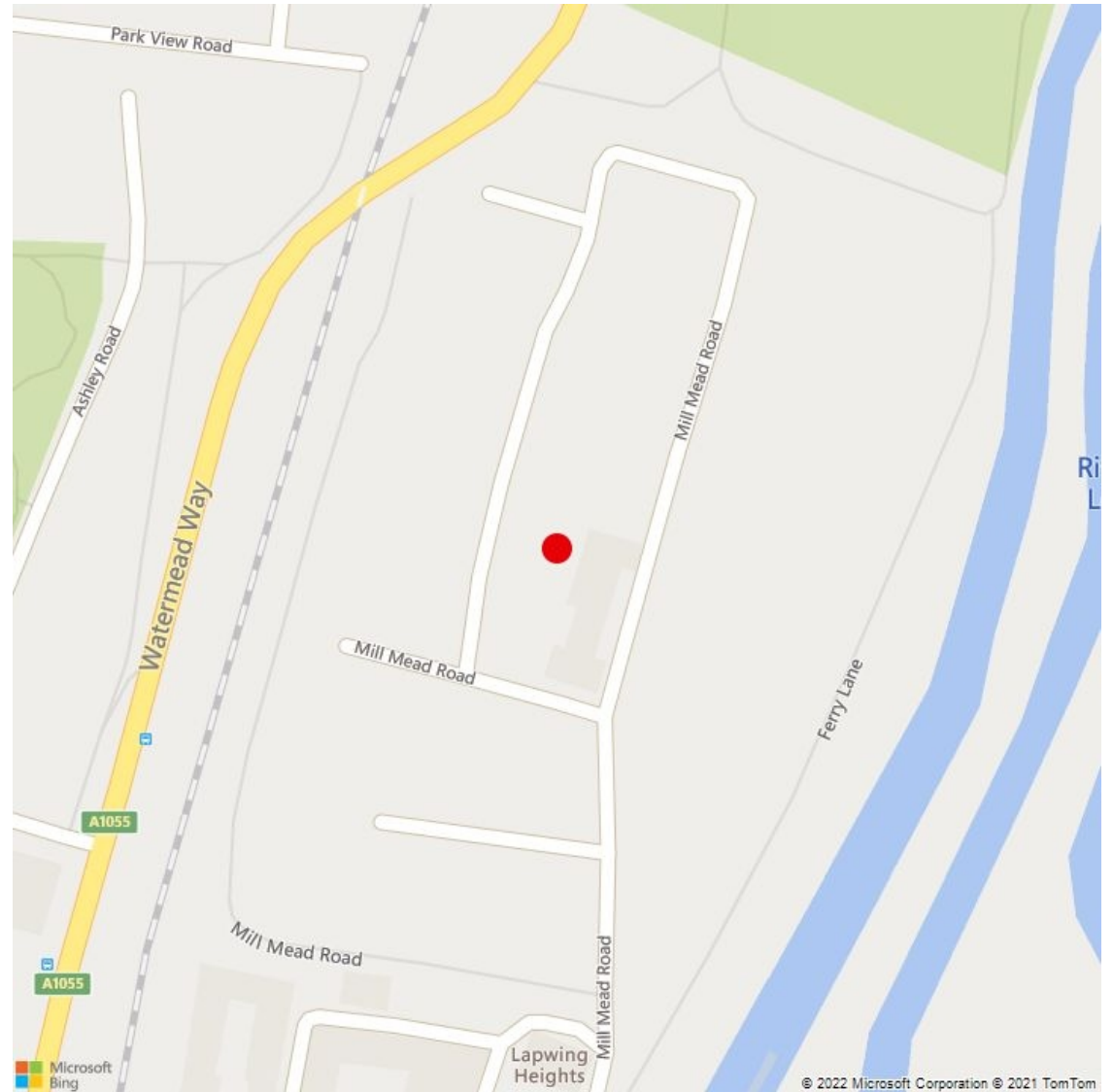
0208 800 4321

info@psscommercial.com

Description

Industrial unit of approx. 6,100 sq.ft. GIA set mainly over ground with substantial mezzanine level, areas to be confirmed, but believed to be in excess of 2000 sq.ft. To the front of the property there is parking for up to 6 cars if parked in tandem. There is a garden to the rear, although not within the Title has been used by this unit for many years.

Full vacant possession



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Price

Offers in excess of £1,400,000

EPC

Rating C -

Valid Until 1st March 2030

Tenure

Industrial Unit For sale

Legal Costs

Each side to bear their own legal costs.



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Rates

To be confirmed

Viewing

Via the owners sole agents PSS Commercial.

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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