

# TO LET

**15 LOCKWOOD INDUSTRIAL PARK**

**MILL MEAD ROAD TOTTENHAM HALE N17 9QP**



## **MODERN INDUSTRIAL/WAREHOUSE UNIT**

**Approximately 5,033 sq ft (467.6 sq m)  
plus mezzanine**

**Please refer to the important notices overleaf**

**01279 620 200**

**dww.co.uk**

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

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- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

DESCRIPTION:

The Property comprises an end-of-terrace industrial/warehouse unit of steel portal frame construction with brick and profiled clad elevations under a pitched roof incorporating translucent rooflights. There is a concrete and paved forecourt providing excellent loading, together with car parking.

Internally, the property provides warehouse space together with a two-storey office/staff amenity component and a further mezzanine floor.

LOCATION:

Lockwood Industrial Park is situated to the West side of Mill Mead Road, must North of Ferry Lane (A503), and a short distance East of Tottenham Hale gyratory providing access to the North Circular Road (A406). The M11 is c.5 miles to the East via the A503.

Tottenham Hale station is within walking distance of the property providing overground services to London Liverpool Street and connections to the London underground service via the Victoria line.

ACCOMMODATION:

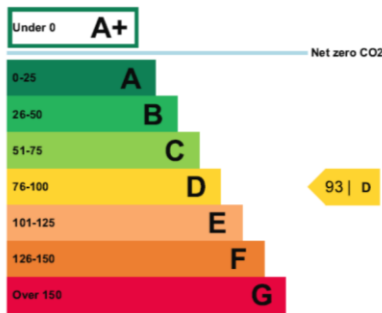
The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground floor	4,405 sq ft	409.2 sq m
First floor	628 sq ft	58.3 sq m
Total	5,033 sq ft	467.5 sq m
Mezzanine (a tenant's improvement)	1,701 sq ft	158.1 sq m

FEATURES:

- Well-maintained gated Estate with security
- 6.25m to eaves
- Useful additional mezzanine floor
- Male and female WCs plus a further accessible WC
- Kitchen
- 7 car parking spaces

EPC:



TERMS:

The property is available by way of an assignment of the current lease which is for a term of years expiring on 23 January 2024. The lease is protected by the security of tenure and compensation provisions of the Landlord and Tenant Act 1954, Part II (as amended).

Alternatively, the property may be available on a new lease or sub-lease for a term to be agreed.

RENT:

On application

RATES:

According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) website, the Rateable Value is £47,250.

Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE:

A service charge is levied for the upkeep and maintenance of the Estate. Further details on request.

LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

**Derrick Wade Waters**  
**Simon Beeton MRICS** 01279 620225 [scb@dww.co.uk](mailto:scb@dww.co.uk)  
**James Issako MRICS** 01279 620226 [ji@dww.co.uk](mailto:ji@dww.co.uk)

A21041/Sept-21

IMPORTANT NOTES FOR INTERESTED PARTIES

- \*Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (London Borough of Haringey 0208 489 0000).
- \*Rates. Applicants are referred to the Local Billing Authority (London Borough of Haringey 0208 489 0000) to satisfy themselves as to their likely rates liability.
- \*VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- \*Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- \*Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- \*Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- \*Please refer to the misrepresentation clause at the top of this page.