

**Alexander
Reece
Thomson**

**Secure Open Storage Land / Yard
TO LET**



**Land at Broad Lane
Tottenham
London, N15 4AG
Approx. 0.32 acres (13,939 Sq. Ft. / 1,295 Sq. M.)**

LOCATION

The subject property is located off Broad Lane and is located nearby Tottenham Hale Retail Park and numerous other business occupiers. Broad Lane is accessed via the A10 providing excellent road access south into the City (approx. 5 miles) and north to the A406 North Circular (approx. 4 miles) and onto the M25 at Junction 25 Waltham Cross (8.5 miles).

Tottenham Hale underground (Victoria Line) and Tottenham Hale (services to London Liverpool Street in approximately 12 minutes) stations are located to the 0.3 miles to the north of the subject property. The London Overground can also be accessed at South Tottenham. There are also numerous bus routes.

DESCRIPTION

The site comprises approximately 0.32 acres of predominantly hard standing with some vegetation which could be cleared by the ingoing occupier, if required. The site is suitable for a range of uses.

TERM: New lease available with a rolling Landlord break option from the end of the third year.

QUOTING RENT: £104,500 p.a. (approx. £7.50 per sq. ft.) exclusive

BUSINESS RATES PAYABLE: TBC

EPC: NA

To view please contact the sole agents Alexander Reece Thomson LLP:

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