

TO LET - INDUSTRIAL

UNIT 2

62 Garman Road, Tottenham, N17 0UT



Key Highlights

- 16,379 sq ft
- 3 level access loading doors
- Gated secure yard
- 6.3m clear internal haunch height
- Fully fitted office space

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Accommodation

The internal areas are as follows:

| Name | sq ft | sq m | Availability |
|--------------------------------|---------------|-----------------|--------------|
| Ground - Warehouse & GF Office | 14,585 | 1,354.99 | Available |
| 1st - Office | 1,794 | 166.67 | Available |
| Total | 16,379 | 1,521.66 | |

Description

The building is 1980s build, with a steel portal frame construction and benefits from 3 loading doors, a secure yard area and parking provision.

Internally, the unit provides a fully fitted ground and first floor office, with staff changing facilities, showers and toilets. The Apex Height is 7.8m with a haunch height of 6.3m.

Location

The unit is situated on Garman Road, within the Greater London Borough of Haringey. It is located within a well-established industrial location, ideally placed for urban logistics and last mile delivery.

The unit benefits from great transport connectivity and access to national road networks. It is positioned just off Watermead Way which serves as a main arterial route linking Tottenham Hale with the A406 (North Circular). This in turn directly links with the A1055 and M25 thereafter. The A10 is also located c.2 miles to the West of the scheme and provides further connectivity to West London and beyond.

The unit is also well located by public transport. The nearest stations are Northumberland Park Station (0.6 miles to the South) and Meridian Water Station (0.4 miles to the North), which both provide regular overground train services to London Liverpool Street station. Tottenham Hale underground and overground station is also located just 1.5 miles to the south. This provides a frequent link to central London via the Victoria underground line, together with overground trains to Stanstead Airport.

Tenure

The unit is available with full vacant possession, by way of a new lease for a term to be negotiated.

Viewing

By appointment only.

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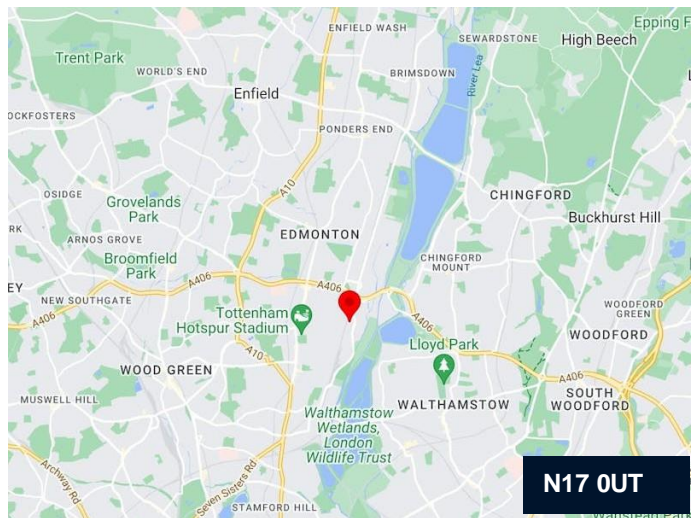
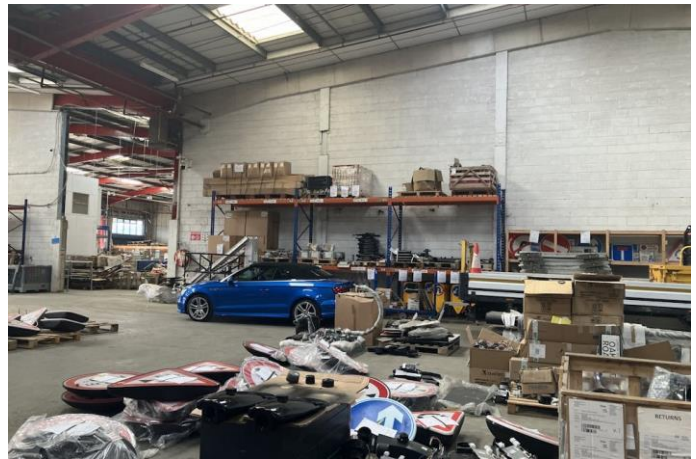
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