

TWO STOREY BUSINESS UNIT WAREHOUSE & FIRST FLOOR OFFICES 10,289 sq ft

FOR SALE

10 GOURLEY STREET, TOTTENHAM, N15 5NG

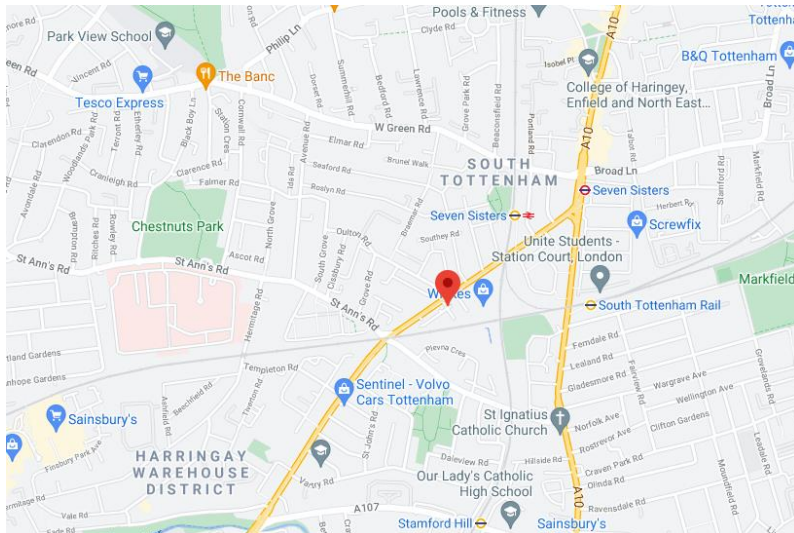


Description

Rare opportunity to purchase the freehold of a two-storey business unit comprising ground floor warehouse and equal 1st floor space. The unit has dedicated office space, storage area and parking.

Location

The warehouse links directly to Seven Sisters Road as well as the A10. Local transport links include a 5 minute walk to Seven Sisters Underground Station as well as South Tottenham Overground Station.



COMMERCIAL PROPERTY SPECIALISTS

Price

Offers in excess of £3 million.

Business Rates

£23,618 rates payable per annum.

Legal Costs

Each party to be responsible for their own legal costs.

Energy Performance Assessment Rating

An EPC has been commissioned and will be available for inspection by interested parties.

Specification

- 6 Parking Spaces
- Glass Partitioned Offices
- Male and Female WCs
- Conveyor Belt
- Front & Rear Roller Shutters
- Storage and production areas

Accommodation

The gross internal floor area has been measured as follows:

Ground Floor Warehouse:	5,287 sq ft
1 st Floor Warehouse:	5,002 sq ft
Total:	10,289 sq ft

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



BEN PATER

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CLIFF BONNETT

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