

WAREHOUSE & OFFICES

9,615 SQ FT + Canopy of 1,730 sq ft

TO LET



Unit 2, Hotspur Industrial Estate, West Road, Tottenham N17 0XJ

Location

The property is located six miles north of Central London within the London Borough of Haringey. This is the main focus for industrial space within Tottenham and forms part of the Lea Valley industrial area.

The property is situated on the east side of West Road just south of Brantwood Road, and therefore readily accessible to Watermead Way, the A406 North Circular Road and thereby the A10 Great Cambridge Road, M11 and M25 Motorways. This is considered an excellent location from which to serve Central London and the wider Greater London area.

The Property

The building is an end-of-terrace, steel portal frame unit comprising of a warehouse and fronted by two-storey offices. The warehouse is accessed via a roller shutter door and has an eaves height of 6m and LED lighting. The offices provide large open plan areas on the first floor with staff welfare and ancillary storage to the ground floor. The offices have central heating, fluorescent lighting and suspended ceilings.

There is parking to the front from West Road for up to 14 cars. There is a securely fenced yard to the side and with a maximum depth of 13.3m and a canopy over the loading area.

There is currently a freezer within the warehouse of 2,234 sq ft making the building attractive to food distribution/wholesale uses.



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Amenities

The building has the following amenities:

- Excellent parking
- Secure yard
- 6m eaves
- Freezer
- 3-phase electricity
- LED lighting to the warehouse
- Roller shutter door
- Kitchen staffroom
- WCs

Accommodation

The building has been measured on a gross internal basis and has the following areas:

Ground Floor	– 8,318 sq ft
First Floor	– 1,377 sq ft
Total	– 9,615 sq ft
Canopy	– 1,730 sq ft

Terms

The property is available on a new full repairing and insuring lease for a term by negotiation.

Rent

£175,000 per annum exclusive.

Business Rates

Current Rateable Value - £79,000

EPC



Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

Viewing/Further Information:

Strictly by appointment through joint sole agents sbh Page & Read:



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