

# Fully Refurbished Two-Storey Business Unit

1,700 sq ft

TO LET

Unit 5, Peacock Industrial Estate, White Hart Lane, London, N17 8DT



## Description

A light industrial unit with a mezzanine, allowing for storage as well as a small office. The unit has recently been fully refurbished with new paint and structural works executed by the landlord.

The warehouse has a small kitchenette, WCs and a roller shutter as well as 3 demised parking spaces.

## Location

The warehouse is on the Peacock Industrial Estate which has access from White Hart Lane and Tottenham High Road. The Estate links to both the North Circular A406 as well as the A10. In terms of public transport, the estate can be accessed from White Hart Lane Station, Silver Street Station, Seven Sisters and Northumberland Park Overground Station.



## Tenure

Leasehold.

## Rent

£44,000 per annum exclusive.

## Business Rates

Upon application.

## Service Charge

To be advised.

## Accommodation

Ground Floor: 1,314 sq ft  
First Floor Mezzanine: 400 sq ft

## Legal Costs

Incoming tenant 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.

## Viewing/Further Information:

Strictly by appointment through sole agents  
sbh Page & Read



**CLIFF BONNETT**

020 8342 2700  
cliff@sbhpageread.co.uk



**BEN PATER**

020 8342 2700  
ben@sbhpageread.co.uk

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