

Modern Mid-Terrace Warehouse with Offices with Secure Loading & Parking

16,379 Sq Ft

Unit 2, 62 Garman Road, Tottenham, London N17 0UT

TO LET



Location

The unit is situated on the west side of Garman Road close to the junction with Meridian Way, just south of the A406 North Circular Road.

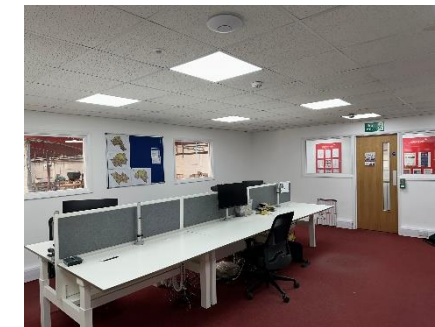
Meridian Way overground station is within walking distance and provides regular services to London Liverpool Street with underground interchange at Tottenham Hale (Victoria Line).

This is an excellent location from which to serve the Greater London area and is readily accessible to the A10 Great Cambridge Road, M11 and M25 motorways.



Description

The unit is of twin span, steel portal frame construction incorporating integral staff welfare and offices over ground and first floor. The warehouse provides an eaves height of 6m and is accessed via 3 roller shutter loading doors with canopy. Externally there is concrete surfaced parking and loading, which is securely fenced and accessed by electric gates.



COMMERCIAL PROPERTY SPECIALISTS

Amenities

- 3 phase electricity
- Gas connection (not metered)
- Staff changing facilities
- Staff canteen
- Secure loading and parking
- 3 roller shutter loading doors
- First floor offices



Accommodation

We have measured the building in accordance with the RICS Code of Measurement on a gross internal basis as follows:

Ground Floor: 14,585 Sq Ft
First Floor: 1,794 Sq Ft
Total: 16,379 Sq Ft

Terms

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

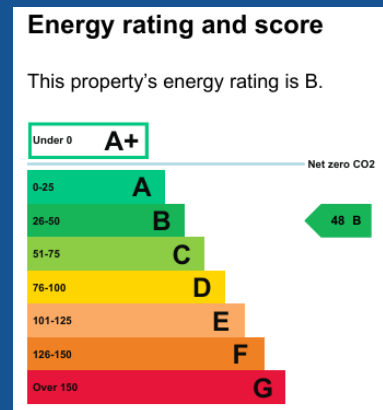
Rent

£315,000 per annum exclusive.

Business Rates

The property has a rateable value of £180,000.

EPC



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

sbh Page & Read conditions under which particulars are issued.

Notice sbh Page & Read for themselves and for the vendors or lessors of this property for whom they act, give notice that:-

(I) These particulars are a general outline for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (II) sbh Page & Read cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely upon them as statements of facts or representations and must satisfy themselves as to their accuracy; (III) No person in the employment of sbh Page & Read has any authority to make or give any presentation or warranty whatever in relation to this property; (IV) All rents, prices or other charges given are exclusive of vat; (V) Any plant, machinery, equipment, services, fixtures or fittings referred to have not been tested unless specifically stated and prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirement.

sbh Page & Read is a trading name of Haywood & Bonnett Limited. Company Registration no. 6449682. Registered Office: 167 Turners Hill, Cheshunt, Herts. EN8 9BH.

CAB11336par Follow us at: www.twitter.com/sbh/PageRead



COMMERCIAL PROPERTY SPECIALISTS
Nikon House, 45 Silver Street, Enfield EN1 3EF
OFFICES: Docklands | Enfield | Harlow

LOCAL KNOWLEDGE. REGIONAL COVERAGE

