

# 550 WHITE HART LANE

TOTTENHAM, N17 7BF

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FOREST  
REAL ESTATE

**TO LET**

**7,000 SQ FT**

## Modern Open Plan Warehouse

### Key Features

- EPC A+
- 3 Phase Power
- 7 Allocated Parking Spaces
- Floor loading 37.5KN/m2
- Ease of Access For HGVs
- Steel Portal Frame
- 9m Ceiling Heights
- LED Lighting
- Two Electric Car Charges
- Secure Concrete Service Yard

**Unit 3, White Hart Works, 550 White Hart Lane  
Tottenham, N17 7BF**





## Description

The warehouse situated in the contemporary and well-established White Hart Works estate. Forming part of a row of interconnected buildings.

A specially designated forecourt, secured by a gate, offers seven assigned parking spaces and facilitates access for Heavy Goods Vehicles (HGVs).

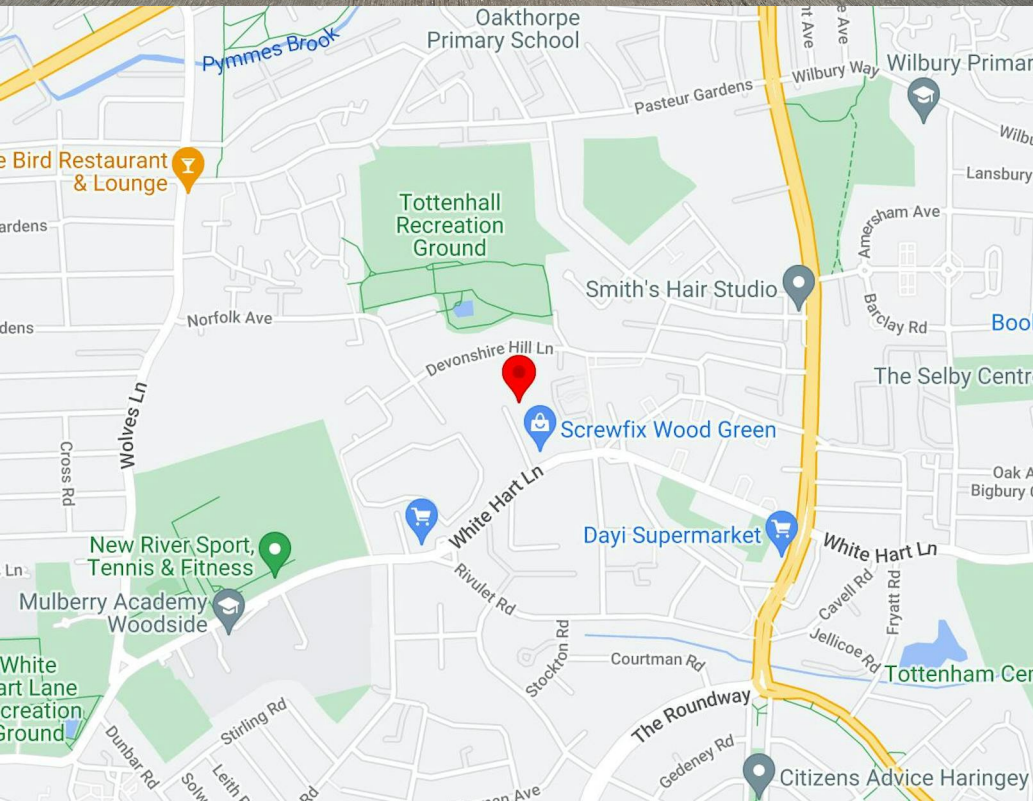
The site hosts various businesses, including Selco Builders Warehouse, Toolstation, GSF Car Parts, and Screwfix.

Please note that no car or food manufacturing uses will be considered.

## Location

White Hart Works is prominently located on the north side of White Hart Lane 400 metres to the west of the A10 Great Cambridge Road in turn providing quick direct access to the A406 North Circular approximately 1 mile to the North.

These main arterial routes provide direct access to the national motorway network, M1 (junction 1), M25 (junction 25) and M11 (junction 4) and to North, East, West and Central London.





# Availability

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<b>Lease</b>	Sublease
<b>Rent</b>	£122,500 per annum
<b>Rates</b>	Applicants are to make their own enquiries to The London Borough of Haringey.
<b>Service Charge</b>	£5,890 per annum
<b>VAT</b>	Applicable
<b>EPC</b>	A+ (17)

# Contact

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**F O R E S T**  
REAL ESTATE

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