

**MODERN SINGLE-STOREY FACTORY/WAREHOUSE WITH A
YARD
TO BE LET**

4,000 Sq Ft (371 Sq M)

BRUNSWICK SQUARE, WHITE HART LANE N17 8DT



LOCATION: The property is situated in an established industrial area which is the rear of Peacock Industrial Estate, Brunswick Square immediately off White Hart Lane and The High Road. The premises are served well by good public transport facilities with White Hart Lane Overground Station being within a few minutes' walk. The property is well-served by shops and restaurants and is within a few minutes walk of the new Tottenham Football Stadium.

DESCRIPTION: Comprises a single-storey factory/warehouse building, which recently has undergone refurbishment including Installation of a new roof and redecoration. The premises benefit from its own front secure fenced yard.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL DIMENSIONS ARE APPROXIMATE:

Ground Floor

4,000 Sq Ft (371 Sq M)

AMENITIES:

- * Newly Installed Roof
- * Front Fenced Yard Area
- * Three Phase Electricity

- * Male & Female WCs
- * Roller Shutter Loading Door
- * Yard For Parking/Loading



RENT: £68,500 per annum exclusive

LEASE: A new Full Repairing and Insuring Lease to be granted for a term of years to be agreed subject to periodic rent reviews. The Lease is to be granted outside the security of the Landlord & Tenant Act 1954.

IDENTIFICATION: Under the Money Laundering Regulations Act 2004, we are able to verify the identity of proposed tenants before instructing solicitors to assist in preventing fraud and money laundering. This information is required by Law.

EPC: D Rating

VIEWING: Strictly by appointment through owners SOLE Agents as above.

CONTACT: Paul Stone: 020 7482 1203 / 07973 845462
paul.stone@christo.co.uk

SUBJECT TO CONTRACT

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk