

TO LET

INDUSTRIAL/WAREHOUSE

Approx. 2,590 sq ft (240.61 sq m)



**Unit 19 High Cross Centre
Fountayne Road
Tottenham
N15 4QN**

- Two electrical roller shutters (width 11'9/Height 15')
- Eaves height max 19'6 (5.95m) at front, sloping to minimum 12' (3.66m) at the rear
- 3 Phase power
- Gas supply

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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Description

The property is a mid-terrace unit forming part of a larger industrial estate and is of single storey steel frame construction under a sloping steel roof. The property benefits from two roller shutter doors and forecourt parking.

Location

The premises are located near to its junction with Fountayne Road and Broad Lane, forming part of the Tottenham Hale gyratory system which connects with the A10 Great Cambridge Road, Watermead Way (A1055 North/South route), which in turn provides good access to the North Circular Road (A406) and the M25, Junction 25. The area is also well served by local bus routes and Tottenham Hale underground (Victoria Line) and British Rail Station (Liverpool Street 20 minutes) is close by as is Seven Sisters Underground & British Rail Stations which are equally distant.



Energy Performance Certificate (EPC)

Rating: C61

The full EPC and recommendation report can be viewed and downloaded from our website.

www.bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only.

	Sq ft	Sq m
Ground Floor		
Industrial/Warehouse	2,590	240.61

Terms

The property is available on a new lease for a term to be agreed.

Rent

£44,030 pax (£17.00 per sq. ft.)

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable value 2019/2020 £19,500

Rates payable £9,574.50

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce.

Property Ref:

Contact



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