

MERIDIAN POINT TO LET

19,500 - 48,616 SQ FT (1,811 - 4,516 SQ M)



CLOSE TO A406
NORTH CIRCULAR



FULLY
REFURBISHED



OPTION
TO DIVIDE



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INDUSTRIAL / WAREHOUSE UNIT TO LET

BRANTWOOD ROAD INDUSTRIAL ESTATE
TOTTENHAM, LONDON, N17 0DX

IPIF

MERIDIAN POINT

LOCATION

Situated 7 miles north of Central London and 1 mile south of the North Circular Road (A406) the property lies in an established industrial and logistics location ideally suited for access to the Greater London markets.

DESCRIPTION

The premises comprise a single storey detached warehouse of portal frame construction, formed in five spans with an extensive yard and parking area. Within this gated estate, level loading access is provided via five full height roller shutter doors. Integral offices are provided over two floors at each end of the building.

SPECIFICATION



FULLY
REFURBISHED



NEW
ROOF



ELECTRIC CHARGING
POINTS



POTENTIAL FOR
SECURE YARD



MINIMUM EAVES
HEIGHT 7M



5 FULL HEIGHT
LOADING DOORS



OPTION
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MODERN OFFICE
ACCOMMODATION



24/7
ACCESS



On behalf of the Landlord



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ACCOMMODATION

The available accommodation comprises of the following Cross External areas:

| Meridian Point | M ² | FT ² | EPC |
|-----------------------|----------------|-----------------|------|
| Warehouse | 4,050.8 | 44,628 | |
| GF/FF Offices (Left) | 185.2 | 1,994 | C-54 |
| GF/FF Offices (Right) | 185.2 | 1,994 | |
| Total | 4,421 | 48,616 | |

Capable of division to provide units approx. 19,500 sq ft and 29,116 sq ft

LEASE TERMS

A new lease is offered on full repairing and insuring terms – rental details upon application.

BUSINESS RATES

Details on request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

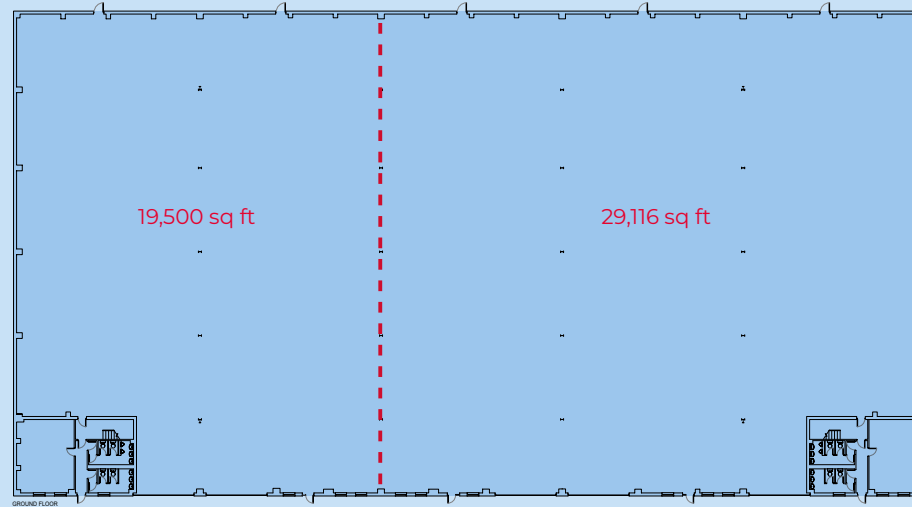
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

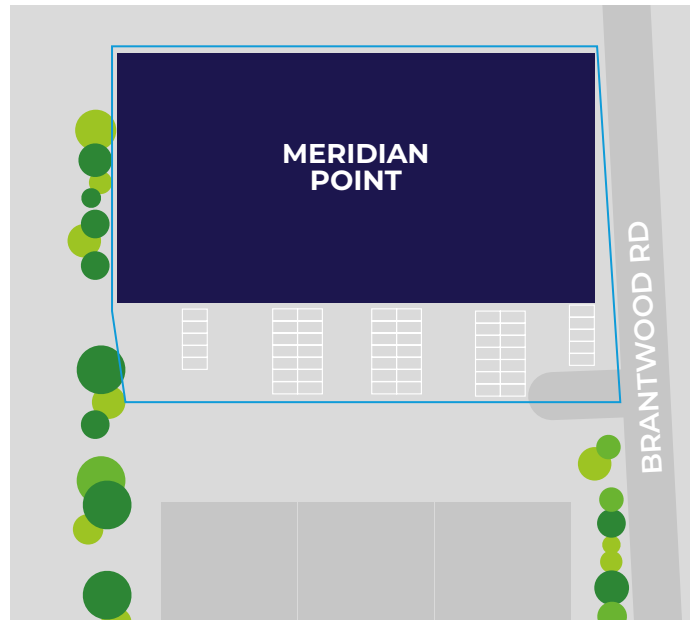
All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



Meridian Point is a quality and flexible building capable of sub division to create two units suitable for manufacturing and logistics



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