

UNIT TO LET

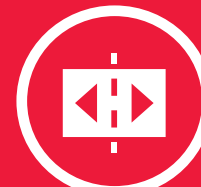
47,591ft² (4,421m²)



CLOSE TO A406
NORTH CIRCULAR



TO BE
REFURBISHED



CAN BE
DIVIDED



www.ipif.com/brantwoodroad

BRANTWOOD ROAD INDUSTRIAL ESTATE
TOTTENHAM, LONDON, N17 0DX

IPIF 



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 and integral offices are provided over two floors at each end of the building.

SPECIFICATION

- To be fully refurbished
- Minimum eaves height 7.00m
- Parking for 52 cars plus loading areas
- 5 full height ground level loading doors
- Capable of division to provide units approx. 19,500 sq ft and 28,155 sq ft

ACCOMMODATION

The available accommodation comprises of the following Gross External areas:

Block B	M ²	FT ²
Warehouse	4,050.8	43,603
GF/FF Offices (Left)	185.2	1,994
GF/FF Offices (Right)	185.2	1,994
Total	4,421	47,591

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

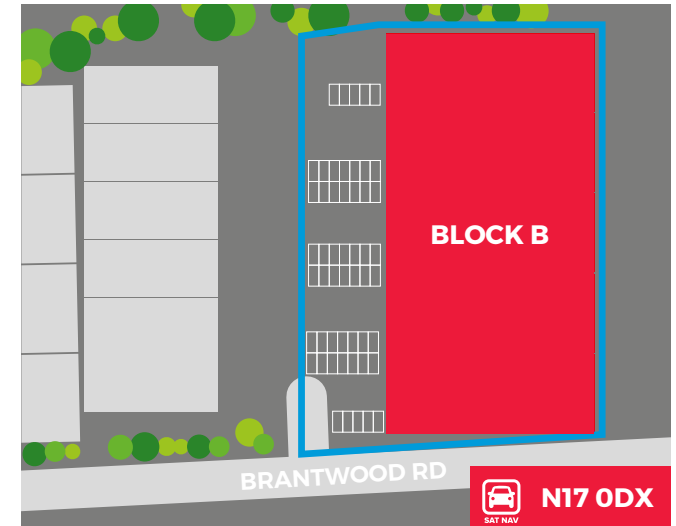
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

EPC's are available on request.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord

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