



Warehouse/Industrial Unit TO LET

5,831 sq ft

**Unit 9, Triumph Trading Estate, Tariff Road,
Tottenham, London, N17 0EB**

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

Triumph Trading Estate is situated within the Brantwood Road industrial area of Tottenham and is accessed from the east side of Tarrif Road, close to Meridian Way, the A10 Great Cambridge Road and the A406 North Circular Road.

Northumberland Park and White Hart Lane Stations are both within walking distance, providing services to London Liverpool Street via Tottenham Hale and Seven Sisters (Victoria Line) respectively.

Description

The unit is arranged within a detached block on the estate and provides an industrial/warehouse unit, roller shutter loading door, 3 phase electricity, lighting, and WC's. Parking is provided to the front of the units.

Amenities

- Roller shutter loading
- Ground floor offices
- 4m eaves height
- 3 phase electricity
- Offices
- Male and female WC's

Accommodation

Warehouse Space	:	5,229 sq ft
Office space	:	<u>602 sq ft</u>
Total	:	5,831 sq ft

Tenure

The unit is available to let on a new FRI lease.

Rent

£60,000 per annum.

Service Charge

TBA

Business Rates

TBA

VAT

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Viewing/Further Information

For further information or a viewing appointment, please contact sole agents:



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