

# INDUSTRIAL

**BUSINESS  
SPACE  
AGENCY**



**TO LET**



## **UNIT B, 125 BRANTWOOD ROAD , TOTTENHAM, LONDON N17 0DX**

### **INDUSTRIAL /WAREHOUSE UNIT TO LET 47,591 SQ FT (4,421.2 SQ M) GEA**

- **TO BE FULLY REFURBISHED**
- **MINIMUM EAVES HEIGHT 7M**
- **5 FULL HEIGHT GROUND LEVEL LOADING DOOR**
- **CAPABLE OF SUBDIVISION**
- **CLOSE TO A406 NORTH CIRCULAR ROAD**

#### **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.

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### ACCOMMODATION

FLOOR	SQ FT	SQ M
Warehouse	43,603	4,050.8
Office & Welfare	3,988	370.4
<b>TOTAL</b>	<b>47,591</b>	<b>4421.2</b>

### TERMS

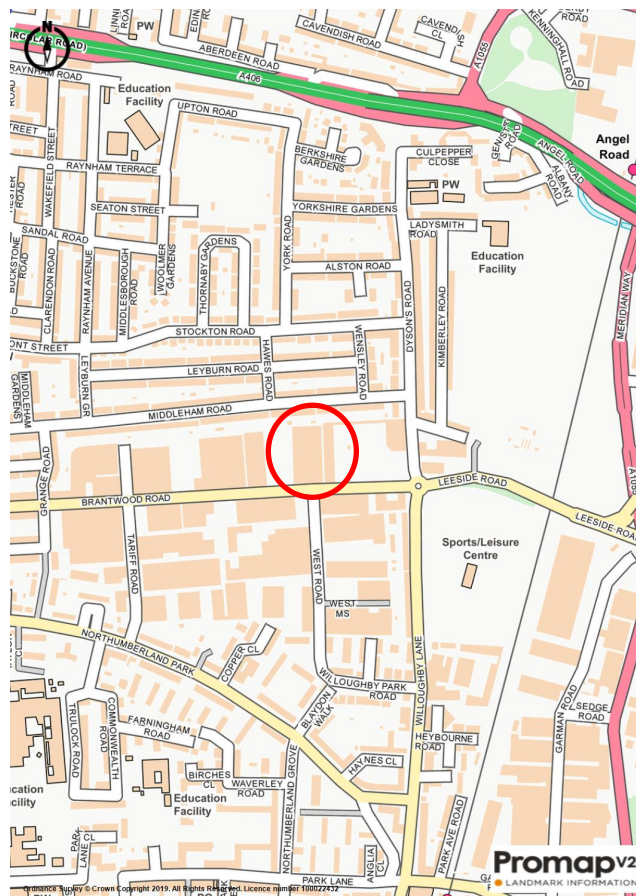
The property is available on a new lease. Full terms are available upon application.

### RATEABLE VALUE

TBC

### SERVICE CHARGE

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



### ENERGY PERFORMANCE CERTIFICATE

Certificate No: 0070-8942-0373-8170-7014  
 EPC Rating C-54

## CONTACT

For further details on these and many other available properties please contact:



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