



BACK ON THE MARKET DUE TO ABORTED NEGOTIATIONS

Warehouse Unit with Offices

TO LET

6,000 sq ft

Unit 6, Commercial Road, London, N18 1TP

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

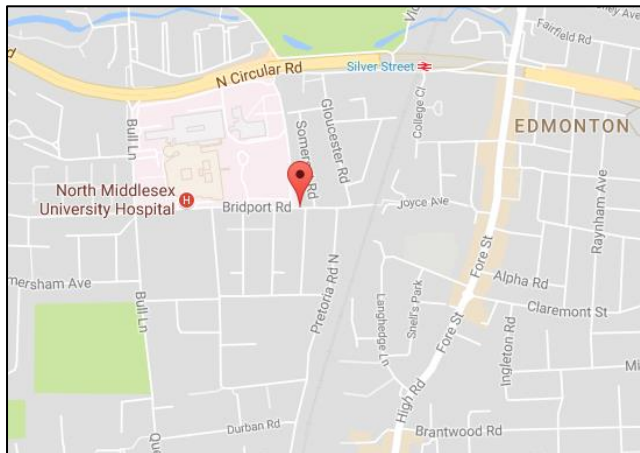
Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

The warehouse has excellent links to both the north Circular A406 and the A10. The unit sits in close proximity to both White Hart Lane and Silver Street overground stations, providing great access to and from Liverpool Street Station.



Description

A single storey warehouse with 5 parking spaces. The warehouse has the following features:

- 3.5m eaves height
- Roller shutter
- Good natural light
- 2 separate offices/server room
- Male/Female WCs

Lease

A new fully insuring and repairing lease is available.

Rent

£64,500 per annum exclusive.

Floor Area

6000 square feet.

Business Rates

TBA.

Service Charge

TBA.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available to interested parties for inspection.

Legal Costs

Each party is responsible for their own legal costs in relation to this transaction.

Viewing/Further Information

Strictly by appointment through sole agents:



Cliff Bonnett

cliff@sbhpageread.co.uk



Ben Pater

ben@sbhpageread.co.uk

Contact No. 020 8342 2700

Follow us at:

www.twitter.com/sbhPageRead

BP10802par

sbh Page & Read conditions under which particulars are issued

Notice sbh Page & Read for themselves and for the vendors or lessors of this property for whom they act, give notice that:-

(I) These particulars are a general outline for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (II) sbh Page & Read cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely upon them as statements of facts or representations and must satisfy themselves as to their accuracy; (III) No person in the employment of sbh Page & Read has any authority to make or give any representation or warranty whatever in relation to this property; (IV) All rents, prices or other charges given are exclusive of vat; (V) Any plant, machinery, equipment, services, fixtures or fittings referred to have not been tested unless specifically stated and prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.

sbh Page & Read is a trading name of Haywood & Bonnett Limited. Company Registration No. 6449682. Registered Office: 167 Turners Hill, Cheshunt, Herts. EN8 9BH



sbhPageRead.co.uk