

Unit 36 Mill Mead Road
Tottenham
London,
N17 9QU

TO LET

BY WAY OF NEW LEASE

£110,000 Per annum

The property is situated on Millmead Industrial Estate just off the A1055 in Tottenham, which links to the A10 and the North Circular Road (A406). Tottenham Hale Railway Station is nearby.



Tottenham



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

The property comprises a food processing warehouse with ancillary office space and external yard providing just under 10,000 sq. ft. arranged as follows:

Ground floor: 7,652 sq. ft. approx.

First floor: 658 sq. ft. approx.

External surplus storage units: 1,318 sq. ft. approx.

Benefits include fridges (untested), freezers (untested) and car parking and yard.



N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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Rent

£110,000 Per annum

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Costs

Ingoing tenant to bear both sides reasonable related legal costs.



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Rates

Please refer to the Local Authority for more information on rates

EPC

Rating - C 59. Available on request



VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321



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