

Unit 19, Lockwood Industrial Park, Mill Mead Road, Tottenham N17 9QP

Modern warehouse unit with attractive offices & showroom approximately 7,685 sq ft

- Excellent car parking and loading apron
- Gas fired space heating
- Minimum eaves height 6.06m
- Refurbished

Location

Lockwood Industrial Park is situated on the west side of Mill Mead Road just north of Ferry Lane (A503) and a short distance east of Tottenham Hale gyratory providing access to the North Circular Road (A406). The M11 is approximately 5 miles to the east via the A503.

Tottenham Hale Station is within walking distance of the property providing overground services to Liverpool Street and connections to the London Underground service.

Description

The premises comprise an end of terrace warehouse building of steel portal frame construction with brick and profiled steel clad elevations under a pitched roof incorporating translucent panels. A concrete and paved forecourt provides excellent loading, car parking and access for articulated vehicles.



Unit 19, Lockwood Industrial Park, Mill Mead Road, Tottenham N17 9QP

Description

The original office content has been extended at first floor level to provide bright office showroom and workroom space.

Lockwood Industrial Park is a well maintained estate with gated staffed security.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal (GIA) basis as follows:

Floor	Sq Ft	Sq M
Ground floor warehouse	4,890	454.28
First floor offices	2,795	259.66
TOTAL	7,685	713.94

Terms

Unit 19 is available to let on a new lease for a term of years to be agreed on a full repairing and ensuring basis at a rent of £17.50 per square foot per annum exclusive.

Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details upon request.

Location Map



Business Rates

We understand from the VOA website that the property has the following rateable value - Unit 19 - £61,000.

Interested parties should contact Haringey Council to check exact rates to be paid.

Energy performance certificate

We understand the property has an EPC rating of C-69.

Next steps...

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



Peter Higgins

020 3141 3534

p.higgins@glenny.co.uk



Jeffrey Prempeh

020 3141 3502

j.prempeh@glenny.co.uk

North London and Herts Office

Call: 020 8367 2334

**1 Crossfield Chambers, Gladbeck Way,
Enfield, Middlesex, EN2 7HR**

15-Mar-2021
AN021005