

PRE LET

NEW OFFICE OPPORTUNITY WITH ON-SITE PARKING
PROMINENT MAIN ROAD FRONTAGE

BROAD LANE, TOTTENHAM HALE, HARINGEY N15 4EQ
SIZES 18,980 FT² (1,764 M²)



BROAD LANE

TOTTEHNHAM HALE, N15 4EQ



Prominently situated on the east side of Broad Lane, close to the junction of High Road (A10) and West Green Road (A504) connecting to the A406 North Circular, M11 and M25. The area benefits from excellent public transport links. Tottenham Hale Station (Victoria Line) and mainline services is 12 minutes from Central London, 14 minutes from Liverpool Street and 54 minutes from Stansted Airport with Seven Sisters Station also within easy walking distance. The area is going through major regeneration with TFL rebuilding Tottenham Hale Station, the creation of a new town centre and Crossrail 2.

The site adjoins Tottenham Hale Retail Park where occupiers include JD Sports, Costa Coffee, Halfords, Argos, B & Q, Asda Living and Boots with a newly developed Premier Inn Hotel also within close proximity.

Description

A substantial 3 storey office building fronting Broad Lane and Fountayne Business Centre. This is a unique pre-let opportunity offering 3 floors of high tech office space, arranged as open plan accommodation. If a letting is agreed at an early stage the space could be designed based on the occupiers specific requirements.

Amenities

- Raised floors
- Air conditioning
- Double glazing
- Central heating
- Suspended ceiling with recess lighting
- 5 Car parking bays
- Lift

Accommodation

	ft ²	m ²
Ground Floor	8,156	758
First Floor	5,982	556
Second Floor	4,842	450
Total Internal Area	18,980	1,764

Floor areas have been provided to us by the Landlord and have not been physically verified. Ingoing Tenants must satisfy themselves as to the accuracy of areas.

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease:

A new lease is available, direct from the landlord, on a term to be agreed.

Rent:

Price on application

Service Charge:

Budget 2016/2017: To be confirmed.

Business Rates:

London Borough of Haringey.

Interested parties are advised to make their own inquiries with the Local Authority.

EPC Title:

TBC

Legal Costs:

The ingoing Tenant is to be responsible for both parties legal costs incurred in the transaction.

Viewing:

By appointment with sole agents

Strettons

Central House

189-203 Hoe Street

London, E17 3SZ

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strettons.co.uk

Abas Anwar

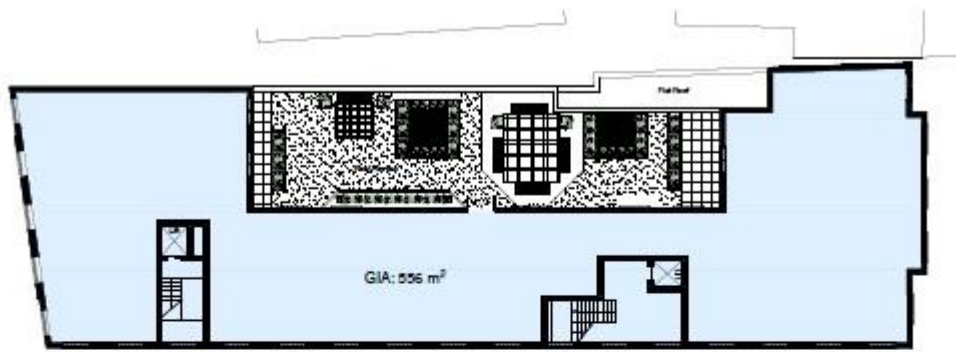
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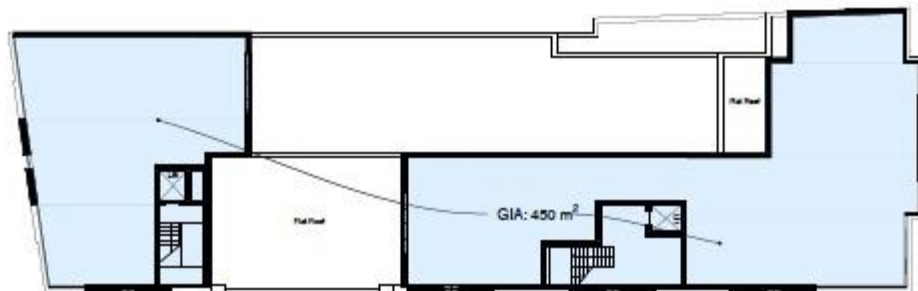
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First Floor Plan



Ground Floor Plan



Second Floor Plan

