

LAST REMAINING UNITS



PHASE 3

# MOWLEM TRADING ESTATE

LEESIDE ROAD, LONDON N17 0QG

[WWW.MOWLEMTRADINGESTATE.CO.UK](http://WWW.MOWLEMTRADINGESTATE.CO.UK)



**6,458 – 19,040 SQ FT**

**INDUSTRIAL / TRADE COUNTER UNITS TO LET**

**AVAILABLE Q2 2020**

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**Mowlem Trading Estate is located in an established trading area with prominent frontage to the A1055, only minutes from the A406 North Circular Road, at the Kenninghall junction, close to the IKEA and the Tesco superstore.**

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## Local Occupiers



Watermead Way is the main thoroughfare from the North Circular to Tottenham Hale Transport Hub, which is itself undergoing extensive redevelopment.

Phase 3 is the last phase of the successful redevelopment of Mowlem Trading Estate providing high specification quality accommodation.

## Specification

- 5.7m eaves (clear height)
- 15% roof lights
- Electric loading doors
- Potential for secure yard
- BREEAM Rating: Good







### The Meridian Water Development

- 10,000 new homes
- 6,700 new jobs
- New station connecting directly to Stratford and Liverpool Street

--- Route to the North Circular

## Accommodation

### Units H1 & H2

Ground Floor	11,435 sq ft
First Floor	1,146 sq ft
<b>Total</b>	<b>12,582 sq ft</b>

### Unit H3

Ground Floor	5,711 sq ft
First Floor	747 sq ft
<b>Total</b>	<b>6,458 sq ft</b>

### Unit H4

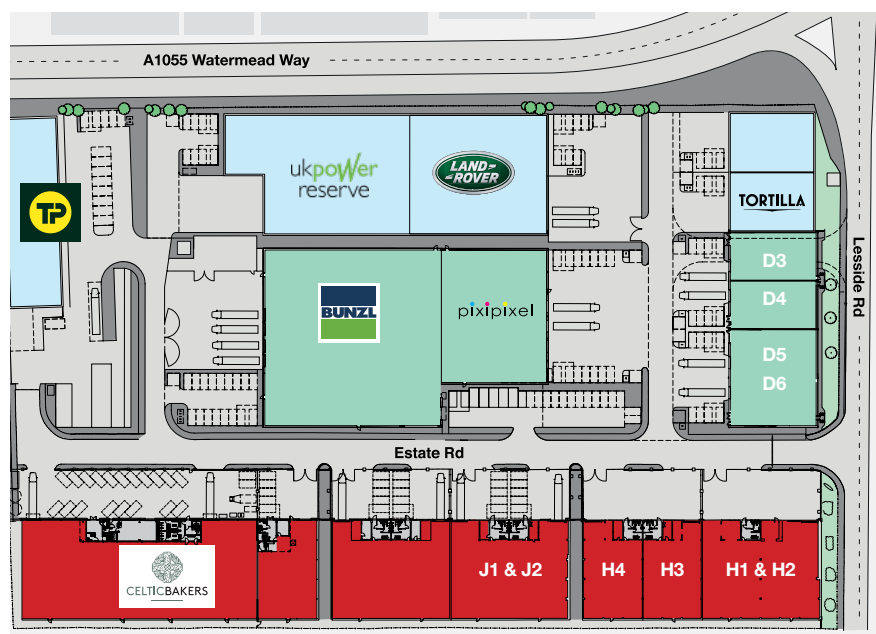
Ground Floor	5,784 sq ft
First Floor	714 sq ft
<b>Total</b>	<b>6,499 sq ft</b>

### Units J1 & J2

Ground Floor	1,121 sq ft
<b>Total</b>	<b>12,583 sq ft</b>

**UNDER OFFER**

## Site Plan



Phase 1 Phase 2 Phase 3

\* Units can be combined to suit subject to agreement

For indicative purposes only, not to scale.

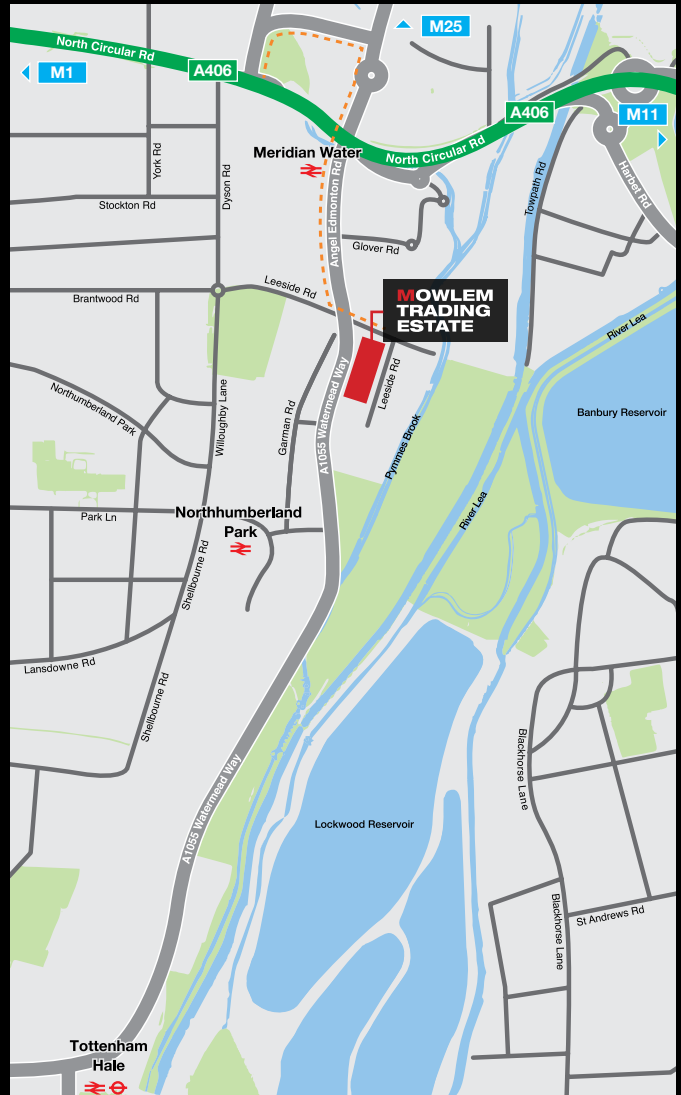
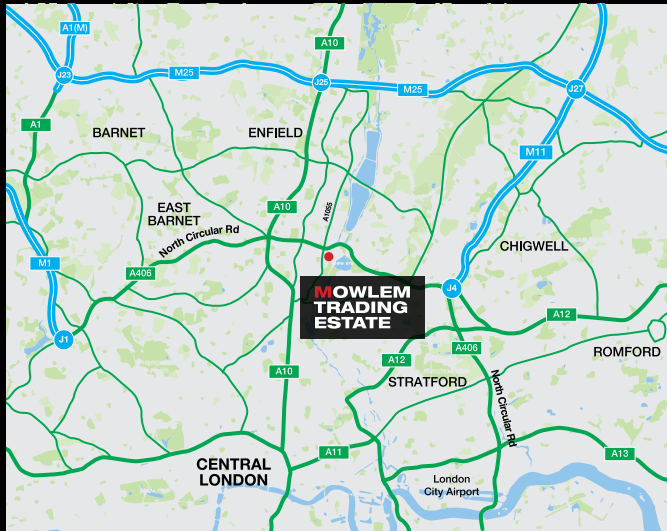
North



## Transport Links

Meridian Water mainline station is a short distance away and provides links to Tottenham Hale (5 minutes), Stratford (16 minutes) and Hertford East (34 minutes). Tottenham Hale Underground Station (Victoria Line) also provides access to Oxford Circus (16 minutes), central London and the rest of the Underground network, whilst Tottenham Hale mainline station serves the Stansted Express and is approximately 1.6 miles to the south.

The A406 (North Circular) is accessed only 1 mile to the north and the M25 is within 7.6 miles, access via the A10. There is also a large local catchment area with 12 London boroughs within 25 minutes drive time.



--- Route to the North Circular

## Journey Times

**North Circular**  
1 mile



**Liverpool Street**  
25 minutes\*



**Tottenham Hale**  
1.9 miles



**Oxford Circus**  
16 minutes\*\*



**M25**  
7.6 miles



**Stansted Airport**  
33 minutes\*\*\*



\* Journey time from Northumberland Park Station.

\*\* Journey time from Tottenham Hale Underground Station.

\*\*\* Journey time from Tottenham Hale mainline station.

## Viewing

Strictly through joint sole letting agents:

**MONTAGU  
EVANS**  
020 7493 4002

**Paul Londra**

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## Terms

Upon application.

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0207 409 8817

**Jack Booth**

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