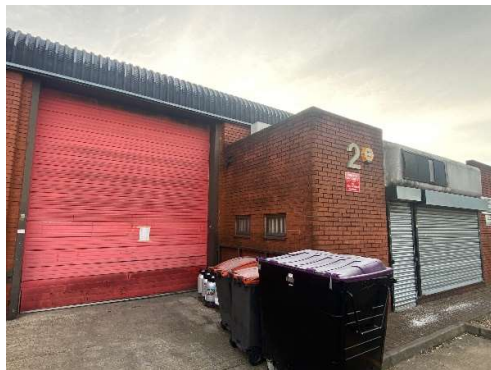


**To Let**  
**Unit 2 Compass West,**  
**West Road, London,**  
**N17 0XL**



**To Let**  
**Modern Warehouse Unit**

**2,134 sq ft**

# Units 2 Compass West Industrial Estate, London N17 0XL.



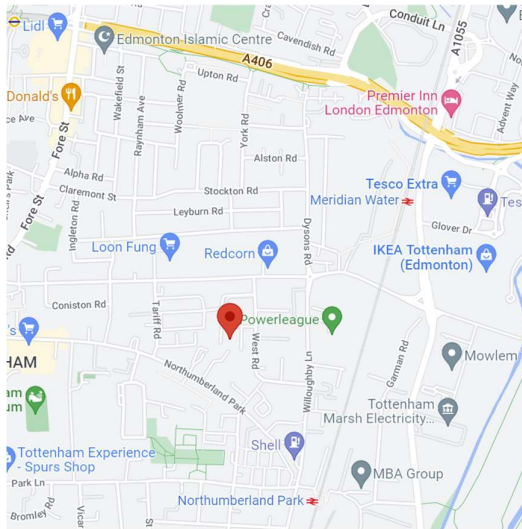
[www.TLRE.co.uk](http://www.TLRE.co.uk)

## Description

The subject unit is located on the front terrace of the estate and is of portal frame construction with red brick elevations. The unit offers a minimum height of 4.8m rising to 6.1m at the highest point. The premises have a roller shutter door, 3 phase power, WCs and office accommodation. The unit will be fully refurbished to include PV panels.

Other occupiers on the scheme include Bennetts Motor Spares, Kuehne and Nagel and D-Drill Group. The scheme benefits from 24/7 unrestricted access.

## Location



Compass West Industrial Estate is an established industrial estate, on West Road, just off Brantwood road linking to Leaside Road in Tottenham.

The scheme is in close proximity to the North Circular (A406- 1 mile), the A10 (1.5 miles), the city of London (8.5 miles) and the west end of London (9.5 miles). Newly opened Meridian Water station is only 0.7 of a mile away and offers services to Enfield, Hertford town, Tottenham Hale and Stratford.

## Terms

The unit is available by way of a new lease to be agreed direct from the landlords.

## Business Rates

We recommend potential occupiers make their own enquiries with the London Borough of Haringey.

## EPC

An EPC is available on request.

## Costs

Each party to bear their own legal costs.

## Accommodation

Area Unit 1	Sq M	Sq Ft
Ground Floor (incl office)	198.25	2,134
<b>Total</b>	<b>198.24</b>	<b>2,134</b>

### Contacts:

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