

TO LET - INDUSTRIAL / OPEN STORAGE

1 & 2 ALLUM WAY

Totteridge & Whetstone Station, Totteridge Lane, N20 9QP



Key Highlights

- 65,340 sq ft
- Clear, concreted surface
- Accessible via wide road suitable for HGV's
- Excellent transport connectivity
- 1.5 acres of prime open storage
- Services available including water, electricity and telephony
- Secure site

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Description

1&2 Allum Way provides a clear, concreted 1.5 acre site suitable for storage / self-storage and logistics operations. The site has recently undergone demolition works down to the concrete slab. It provides a secure perimeter, bordered by the local railway to the west and a retaining wall to the east. The site features both a vehicle gate and a separate pedestrian gate at the entrance.

Services are currently capped but can be reconnected in the future, including water, electricity and telephony.

The site is located immediately adjacent to Totteridge and Whetstone underground station in a densely populated residential location. The site is approximately 7.5 miles from prime industrial locations such as Wembley and Park Royal and approximately 10 miles from Central London. The site is accessible via a shared access to the railway station car park which can accommodate HGV's and other large industrial vehicles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial Open Storage	65,340	6,070.28
Total	65,340	6,070.28

Viewings

Viewings can be arranged via the sole agents, on the details below.

Tenure

1 & 2 Allum Way is available on a leasehold basis with terms to be agreed. Terms and further information available on application.

Service Charge

There is no set service charge payable and any re-charge provisions in the lease ought to be zero.

Business Rates

The site is currently de-rated and subject to re-evaluation. Business rates will be payable subject to occupier use.



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