

TO LET

1,856 Sq Ft (172.42 Sq M)

- Desirable Industrial Location
- Excellent road and railway connectivity
- Recently refurbished
- 4.48m minimum eaves
- 3 phase power



Unit 5

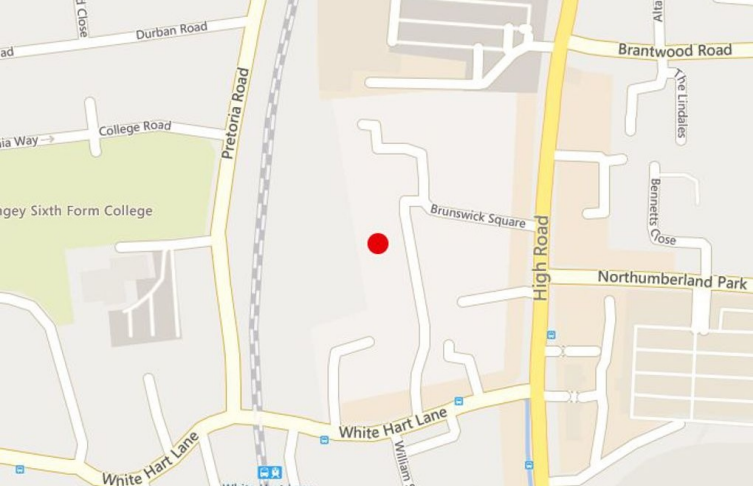
Peacock Industrial Estate, White Hart Lane, London, N17 8DT

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- Located in Peacock Industrial Estate on White Hart Lane, an established industrial estate close to Tottenham High Road.
- The A406 is approximately 1km to the north which provides access to the A10 and M25.
- White Hart Lane Station (Overground) is within 150m providing access to the Victoria Line and Liverpool Street Station.
- White Hart Lane has seen significant development in recent years with new residential, retail and leisure facilities.

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 Google Maps

Click here

DESCRIPTION

- Comprises a mid-terraced industrial unit arranged over ground and first floors.
- Predominantly open plan warehousing to the front with a mezzanine office to the rear.
- Minimum eaves height of 4.48m rising to 5.97m.
- There are 2 allocated parking spaces.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £34,000 . VAT is not payable.

ACCOMMODATION (Gross Internal Area*)


Ground	123.74 SQ M	1,332 SQ FT
First	48.68 SQ M	524 SQ FT
Total	172.42 SQ M	1,856 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D

Business Rates: Available upon request

CONTACT:

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