

LIGHT INDUSTRIAL UNIT

3,548 sq ft

TO LET



Unit 20, Cranford Way Industrial Estate, Tottenham Lane, Hornsey, N8 9DG

Description

Unit 20 is a modern business unit comprising half warehouse and half office space. The unit is served by two roller shutters with ground floor reception, WCs, showers, changing facilities and a kitchen.

There is parking for 3 cars to the right of the premises with additional space for loading.

The site is accessed via a private estate road from Tottenham Lane.

Location

Cranford Way Industrial Estate is situated off Tottenham Lane (A103), 7 miles north of Central London and under 2 miles from both North Circular Road (A406) to the north and Tottenham High Road (A10) to the east.

Hornsey Station is close by which provides regular services into Central London and links with the underground and overground rail system at Finsbury Park (Piccadilly Line and Victoria Line underground services and WAGN rail services).



COMMERCIAL PROPERTY SPECIALISTS

Tenure

Leasehold. Flexible leases available upon request.

Rent

At a rent equating to £62,000 per annum.

Business Rates

To be advised.

Features

- Electric roller shutters
- Reception area
- Changing Rooms
- Male/Female WCs and showers
- 3 parking spaces
- Private access road

Accommodation

First floor offices – 1,496 sq ft
Warehouse – 1,556 sq ft
G/F Floor Kitchen/WCs – 486 sq ft
Total – 3,548 sq ft

Legal Costs

Each party to be responsible for their own legal costs.

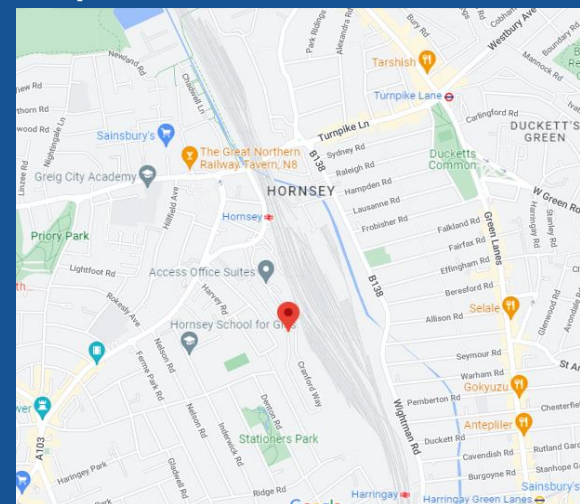
Energy Performance Assessment Rating



Service Charge

Upon application

Map



Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



BEN PATER

07915 066 170

020 8342 2700

ben@sbhpageread.co.uk

sbh Page & Read conditions under which particulars are issued.

Notice sbh Page & Read for themselves and for the vendors or lessors of this property for whom they act, give notice that:-

(I) These particulars are a general outline for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (II) sbh Page & Read cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely upon them as statements of facts or representations and must satisfy themselves as to their accuracy; (III) No person in the employment of sbh Page & Rad has any authority to make or give any presentation or warranty whatever in relation to this property; (IV) All rents, prices or other charges given are exclusive of vat; (V) Any plant, machinery, equipment, services, fixtures or fittings referred to have not been tested unless specifically stated and prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirement.

sbh Page & Read is a trading name of Haywood & Bonnett Limited. Company Registration no. 6449682. Registered Office: 167 Turners Hill, Cheshunt, Herts. EN8 9BH.

BP11242par

Follow us at: www.twitter.com/sbh/PageRead



COMMERCIAL PROPERTY SPECIALISTS
Nicon House, 45 Silver Street, Enfield EN1 3EF
OFFICES: Docklands | Enfield | Harlow

LOCAL KNOWLEDGE. REGIONAL COVERAGE

