

Fully Equipped Food Processing Factory

17,222 SQ FT

23-25 Tottenham Lane, London, N8 9BD

TO LET



Location

Located in Tottenham Lane, close to its juncture with Church Lane. Haringey and Hornsey Overground Stations and Turnpike Lane Underground are all a short distance away. The warehouse sits in the middle of major road links to Central London, East London and North London. The North Circular A406, Seven Sisters Road, Archway Road and A10 are all within a short drive.



Description

A modern food processing factory of approx.. 17,222 sq ft GIA plus a yard of 5,619 sq ft. Entering the site via a large set of metal gates into the car park/loading yard, there are various entrances into the building.

Ground floor providing a mixture of cutting hall, cold rooms, storage and staff welfare in the form of changing rooms, WC's and showers.

The first floor (west) is equipped with additional refrigeration and preparation areas. This is served by a fully-serviced and modern goods lift.

The east wing is equipped with roughly 2500 sq ft of office and admin space with its own entrance, boardroom and display kitchen.



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Features

- Large self contained yard of 5619 sq ft
- Refrigeration units
- Freezer units
- Electric roller shutter
- Goods lift
- WCs / changing rooms
- Offices

Rent

£17.50 per square foot negotiable.

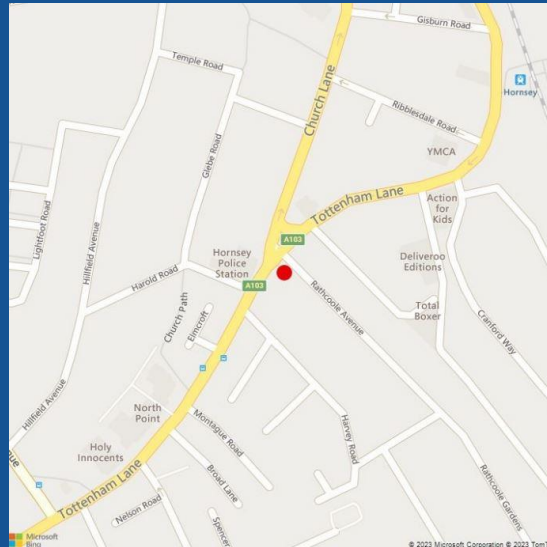
Tenure

By way of new FRI lease with periodic mechanisms for upward only rent reviews.

Energy Performance Certificate

Energy Rating C – valid until March 2033.

Location Map



Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



CLIFF BONNETT

020 8342 2700

cliff@sbhpageread.co.uk



BEN PATER

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VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

sbh Page & Read conditions under which particulars are issued.

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