

INDUSTRIAL/WAREHOUSE UNIT

FOR SALE/TO LET

6,600 SQ FT

Unit 10, Triumph Trading Estate, Tottenham N17 0EB

s|b|h

Page & Read

sbhPageRead.co.uk

Description

An end of terrace warehouse unit comprising 6,600 sq ft on the established Triumph Trading Estate, Tottenham.

The unit has four terraced, north-lit roofs providing generous natural sunlight as well as covered and secure loading into the roller shutter.

There is separate access to the high specification offices with glass partitions, a kitchen and WCs.

The unit comes with 3 parking spaces as part of the demise.



Location

Triumph Trading Estate is situated within the Brantwood Road industrial area of Tottenham and is accessed from the east side of Tarrif Road, close to Meridian Way, the A10 Great Cambridge Road and the A406 North Circular Road.

Northumberland Park and White Hart Lane Stations are both within walking distance, providing services to London Liverpool Street via Tottenham Hale and Seven Sisters (Victoria Line) respectively.

The recently completed Meridian Water Station is within walking distance with both National Rail and Crossrail transport links.



COMMERCIAL PROPERTY SPECIALISTS

Amenities

- Roller shutter loading
- 4m eaves height
- 3 phase electricity
- Male and female WC's
- Kitchen

Terms

The property is available freehold or leasehold.

Sale Price

£1.35 million freehold.

Rent

£113,000 per annum exclusive.

Business Rates

TBA

Energy Performance Certificate

An EPC is being commissioned and will be available for inspection shortly.

Legal Costs

Each party is to bear their own legal costs.

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



CLIFF BONNETT

020 8342 2700
cliff@sbhpageread.co.uk



BEN PATER

020 7474 9898
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.

BP11315par

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

