

TRIUMPH TRADING ESTATE, TARIFF ROAD, LONDON N17 0EB



STRETTONS

TO LET

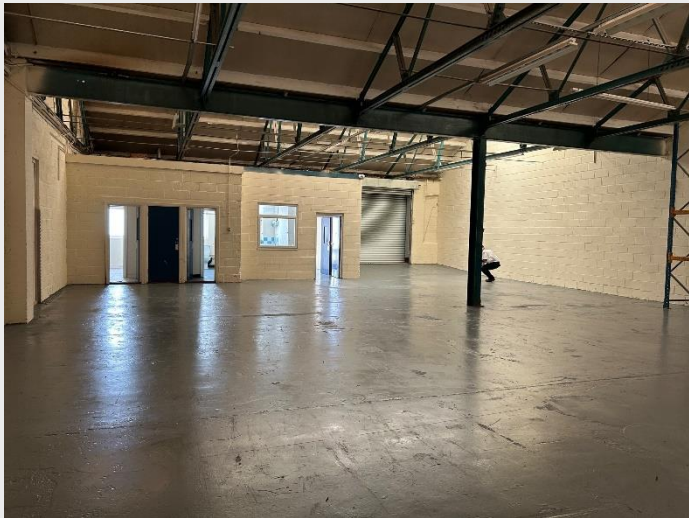
2 X SELF-CONTAINED UNITS

UNIT 1C – 4,360 SQ FT

UNIT 5D – 3,046 SQ FT

AMENITIES

- Clear height 3.6m (max height 6m)
- 3 phase electric
- Roller shutter loading door
- Lighting
- Male & female WC's
- Kitchen
- Estate CCTV
- Parking



DESCRIPTION

The available units provide self-contained industrial/warehouse space with roller shutter loading doors, 3 phase electricity, lighting, kitchen and WC's.

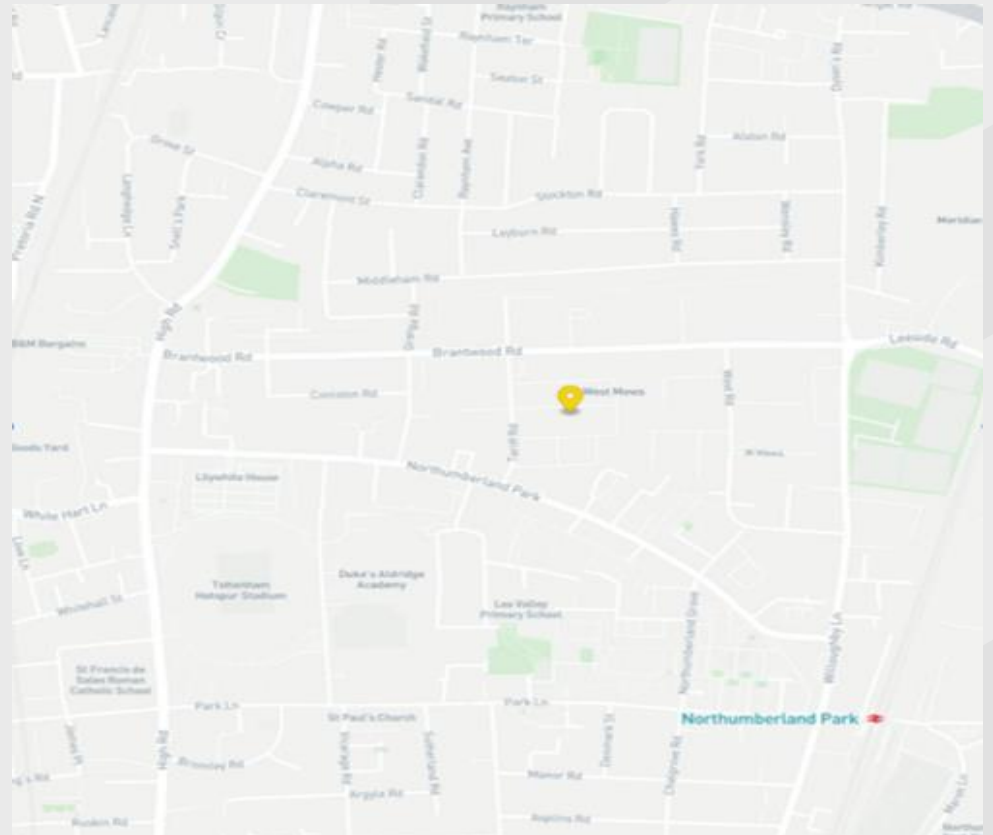
Unit 1CD provides separately accessed open plan office space adjoining the warehouse area with recessed lighting suspended ceilings and air conditioning. Within the warehouse area is a mezzanine floor which can remain or be removed accordingly.



LOCATION

The units are located on the Triumph Trading Estate within the Brantwood Road industrial area of Tottenham and is accessed from the east side of Tariff Road. The estate is within easy reach of Meridian Way, the A10 Great Cambridge Road and the A406 North Circular Road.

Meridian Water and White Hart Lane overground stations are both within walking distance providing services to London Liverpool Street via Tottenham Hale and Seven Sisters (Victoria Line) respectively.



ACCOMMODATION

Unit	Sq ft	Rent p.a.x.	Service Charge p.a.
Unit 1 C	4,360	£65,400	£4,796
Unit 5D	3,046	£45,690	£3,351

Tenure

The units are available to let on a new full repairing and insuring lease for a term by negotiation.

EPC

Unit 5d Triumph Trading Estate Tariff Road LONDON N17 0EB		Energy rating E	
Valid until	Certificate number	Valid until	Certificate number
25 September 2029	0080-3993-0301-9330-5000	20 January 2035	8410-7527-1871-8491-2510

Unit 1C Triumph Trading Estate Tariff Road London N17 0EB		Energy rating C	
Valid until	Certificate number	Valid until	Certificate number
25 September 2029	0080-3993-0301-9330-5000	20 January 2035	8410-7527-1871-8491-2510

BUSINESS RATES

Unit 1C RV £45,250 Rates Payable 2025/26 £22,580 pa

Unit 5D RV £26,500 Rates Payable 2025/26 £13,112 pa

Contacts

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