

TO LET

Building H

Eade Road, Tottenham, London N4 1TJ



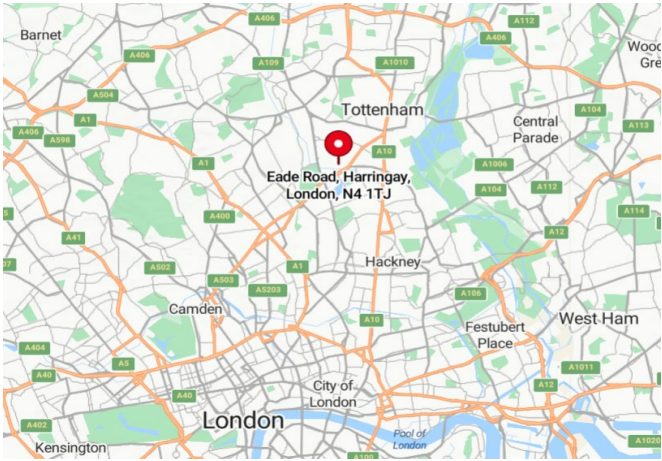
**BNP PARIBAS
REAL ESTATE**



SUMMARY

- ✓ Self contained unit
- ✓ Excellent road and rail connections
- ✓ Roller shutter door
- ✓ Services available

LOCATION



The property is located on 105 Eade Road. The site is easily accessible, just 0.5 miles from Manor House on the Piccadilly Line, 0.5 miles from Harringay Green Lanes Station operating on the Overground network and 0.3 miles from Vartry Road bus stop.

PROPERTY DESCRIPTION

The site consists of 7,940 sq ft of industrial space including 2,091 sq ft of office space. Site is located along Eade Road just 1 mile from the A10, which can be easily accessed via the A503 subsequently providing direct access to Central London, North London and the M25.

CONTACTS

For more information and to arrange a viewing please contact:

Zach Heppner-Logan
T: +44 (0) 7787 221412
E: zach.heppner-logan@realestate.bnpparibas

Annabel Dalby
T: +44 (0) 7917 249117
E: annabel.dalby@realestate.bnpparibas

Ella Harwood
T: +44 (0) 7818 254079
E: ella.harwood@realestate.bnpparibas

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. February 2025.

ACCOMMODATION (G.I.A)

All areas are approximate.

Description	Sq ft
WAREHOUSE	5,849
OFFICE	2,091
TOTAL	7,940

TERMS

The premises is available for a short-term flexible lease.

RENT

Price on application

RATES

Interested parties should make their own enquiries with Haringey Borough Council.

VAT

VAT will be payable where applicable.

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.