



STRETTONS

EST 1931

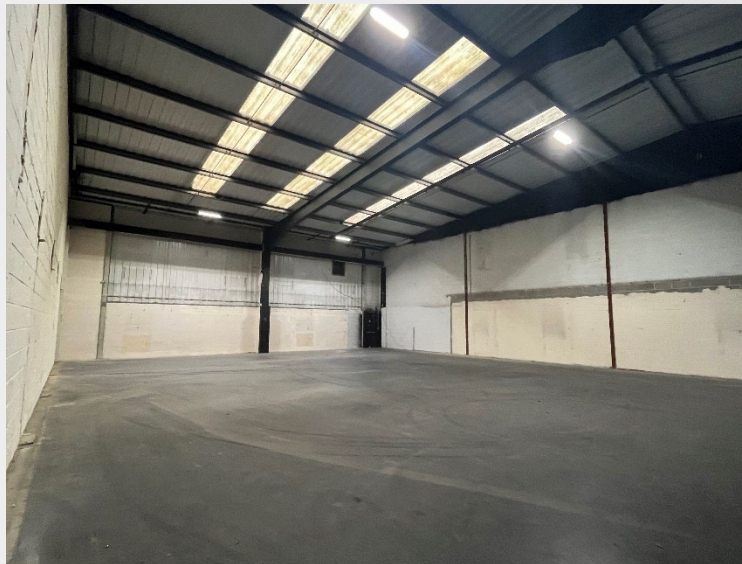
Unit 8, Lockwood Industrial Park, Millmead Road, Tottenham, N17 9QU

TO LET

Industrial/Warehouse
5,855 sq ft / 544.0 sq m

Rent: On Application

**Modern mid-terrace
portal frame warehouse
unit located on a
popular industrial
estate.**



- Electric roller shutters
- Additional mezzanine 1,146 sq ft
- Three phase power supply
- Gas connection
- WC facilities
- Generous yard

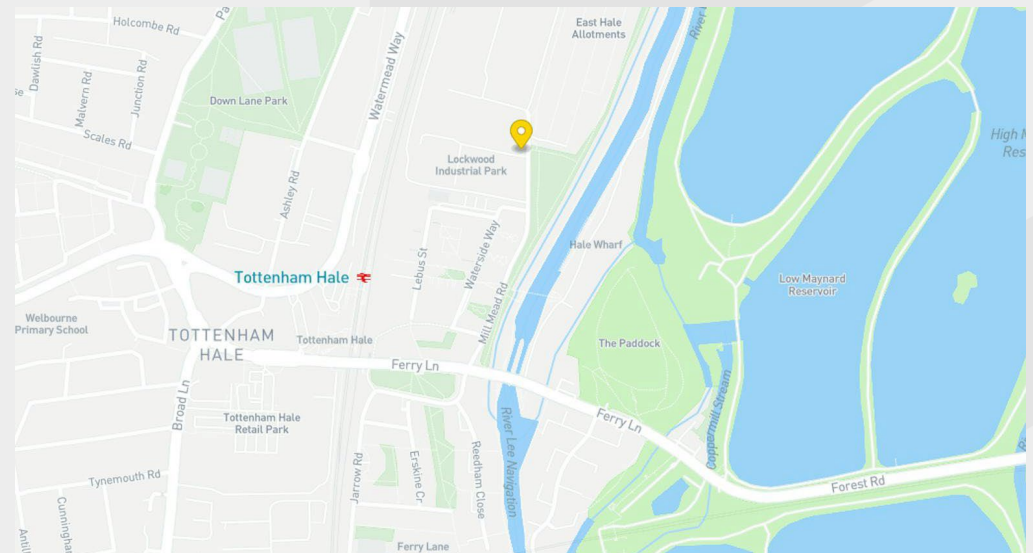


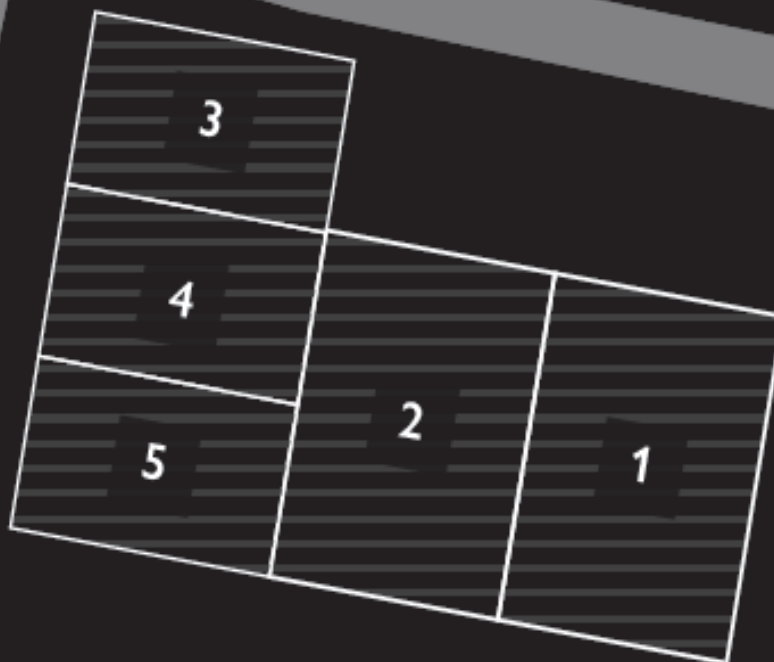
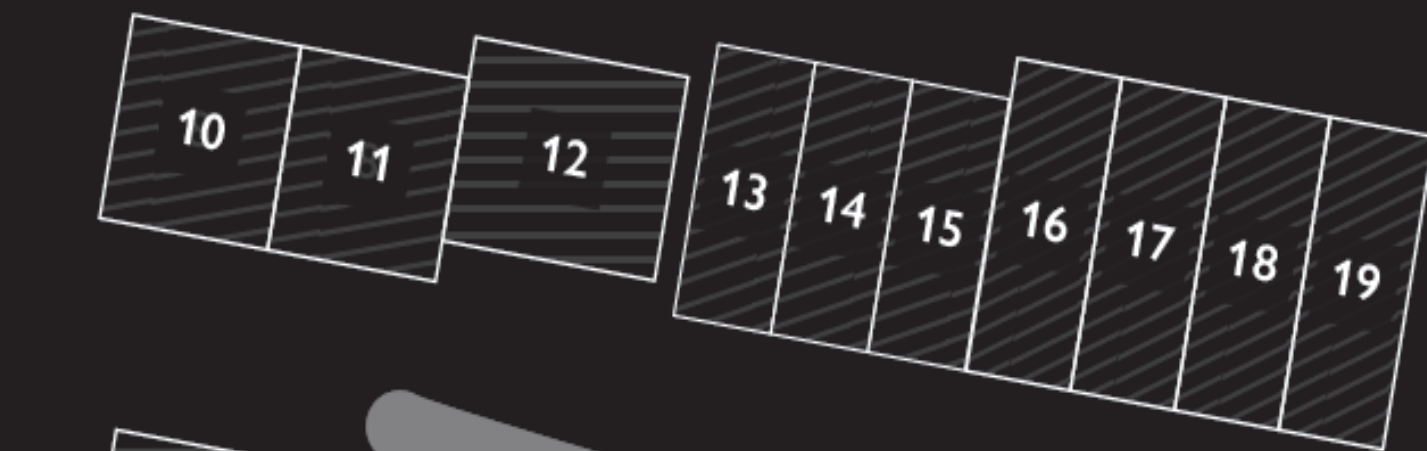
Description

The property is a mid-terrace, single-story industrial/warehouse unit, part of a terrace of four units. It has a primarily rectangular layout, with a forecourt allocated for loading and parking. The ground floor features an open-plan warehouse area alongside a store/office space. Above this is a first-floor office/mezzanine level that includes office accommodation, a kitchenette, and WC facilities, all finished to a high standard. Key features include electric roller shutters for loading access, a three-phase power supply, a gas connection (currently capped), and WC facilities. The main warehouse boasts an impressive eaves height of 7.39 meters, a spacious yard designed for loading and parking.

Location

Lockwood Industrial Park is located on the west side of Mill Mead Road within the London Borough of Haringey. Mill Mead Road provides easy access to the A10 which leads northbound to the North Circular (A406) & M25, and southbound to Central London. Public transport connections are excellent, with numerous bus routes operating nearby. Tottenham Hale Station is located approximately 0.3 miles southwest of the property within a short walking distance and offers London Underground Victoria Line services as well as Greater Anglia mainline services to and from London Liverpool Street, Cambridge North, Bishop's Stortford, and Stansted Airport.





Mill Mead Road

Lebus Street

Waterside Way



Available



Occupied

Accommodation

Unit	Sq ft	Sq m
Ground	5,220	484.95
1st	635	58.99
Total	5,855	544.0
Mezzanine	1,146	106.47

Tenure

Available by way of a new lease
for a term to be agreed

EPC

C

VAT

Payable

Business Rates

Current rateable value (1st April to
present) £108,000

AML

The successful party will be required to comply
with strettons and the FCA'S anti money
laundering requirements

Contacts

Charles Wood
07970 434 876
charles.wood@strettons.co.uk

Ben Pater
07915 066 170
ben.pater@strettons.co.uk