



# TO LET

Warehouse/Industrial

Unit 1A High Cross Centre, Fountayne Road, Tottenham, N15 4QL

8,823 sq ft

Industrial



# Fountayne Road, Tottenham, N15 4QL

## Description

The property is a semi-detached single storey industrial/warehouse building with an eaves height of 4m. The building is currently fitted out as photographic studios but can be reinstated to provide industrial/warehouse space with ancillary offices and WC's. Loading access is via 2 doors to the rear and there are separate personnel entrances to the front and rear. Externally there is parking for up to 10 cars and loading area.

- 3 phase electricity
- Gas space heating
- 10 parking spaces
- Office
- WC's and shower
- 2 loading doors

## Location

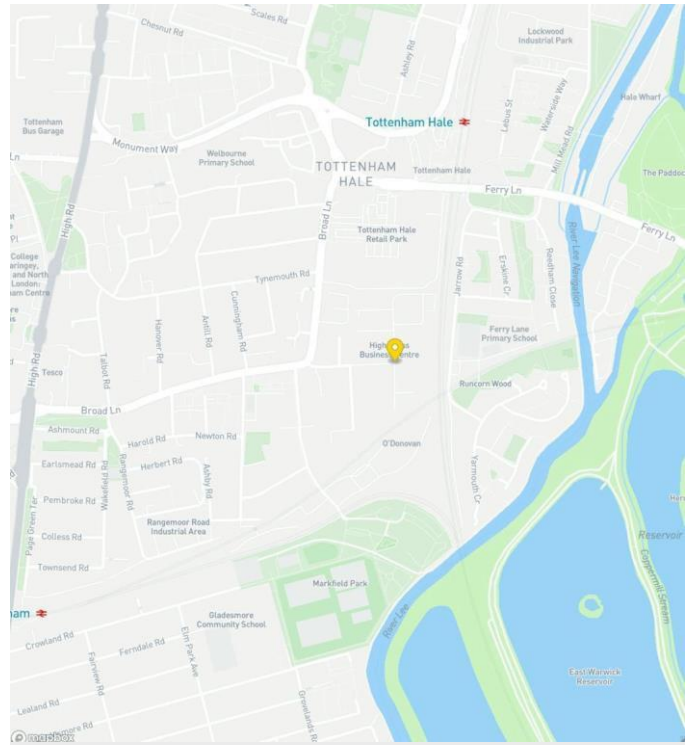
The property is situated on the High Cross Industrial Estate just off Broad Lane, close to the junction with Tottenham Hale and Forest Road and within easy reach of High Road Tottenham.

This is an excellent location from which to serve the Greater London area, being readily accessible to the A406 North Circular Road, the A10 Great Cambridge Road and thereby the motorway network including the M11 and M25.

The unit is within easy walking distance of Tottenham Hale and Seven Sisters stations which provide overground and underground (Victoria Line) services to London and Stansted.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Workshop/Studio	8,498	789.49	Available
1st - Office	325	30.19	Available



<b>Terms</b>	New lease. Rent £160,000 p.a.x
<b>EPC</b>	E110
<b>VAT</b>	No VAT payable on rent.
<b>Rateable Value</b>	£101,000 from April 2026

## Contacts

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