



STRETTONS

31 Commercial Road, London, N18 1TP

[strettons.co.uk](https://www.strettons.co.uk) | 020 8520 1918

TO LET

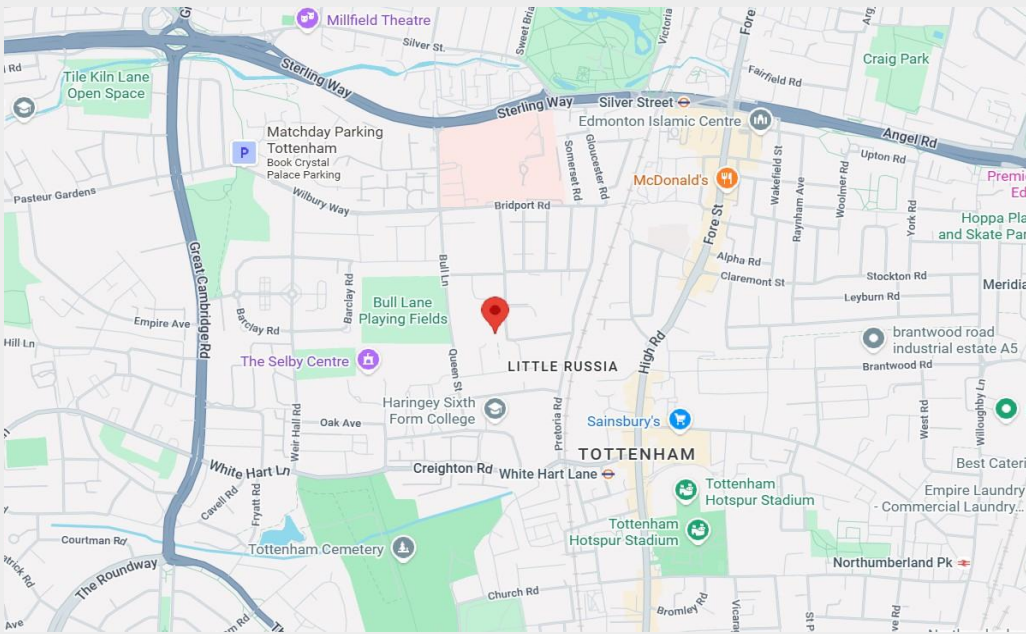
Warehouse / Industrial

25,000 sq ft / 2,322.6 sq m

Warehouse Building with Self Contained Secure Yard



- Self-contained palisade fenced yard
- Parking for 10+ vehicles
- Dual access
- 4.5+ metre eaves
- Roller shutter
- Ground and first floor office space
- Dedicated reception area
- Showroom
- WC's
- Dedicated staff canteen/welfare area



Location

The property is situated on Commercial Road in a well-established and popular commercial area of North London, offering excellent road connectivity and convenient access to Central London and the wider motorway network as well as catering for public transport links. The closest public transport links are via White Hart Lane and Silver Street Stations linking to Liverpool Street on the Weaver Line. The closest bus routes are served by 34, 149, 349, and 444 at Bull Lane and North Middlesex Hospital.



Description

A 25,000 square foot warehouse arranged over two adjoining buildings with a self-contained yard and generous parking provisions. The warehouse offers the option to have a road-fronted primary centre for office use and showroom space, with a secondary distribution point at the rear. The site can cater to a host of occupants including trade counter and storage users as well as large distributors.

Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m
Ground - Warehouse	25,000	2,322.58
Total	25,000	2,322.58

Tenure

New Lease

EPC

Has been commissioned

Rent

£12.75 per sq ft

VAT

Upon enquiry

Contacts

Ben Pater
07915 066170
ben.pater@strettons.co.uk

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

Joint Agent

Effi Grussgot
EGM Commercial
07572 125 096
effi@egmcommercial.co.uk

