

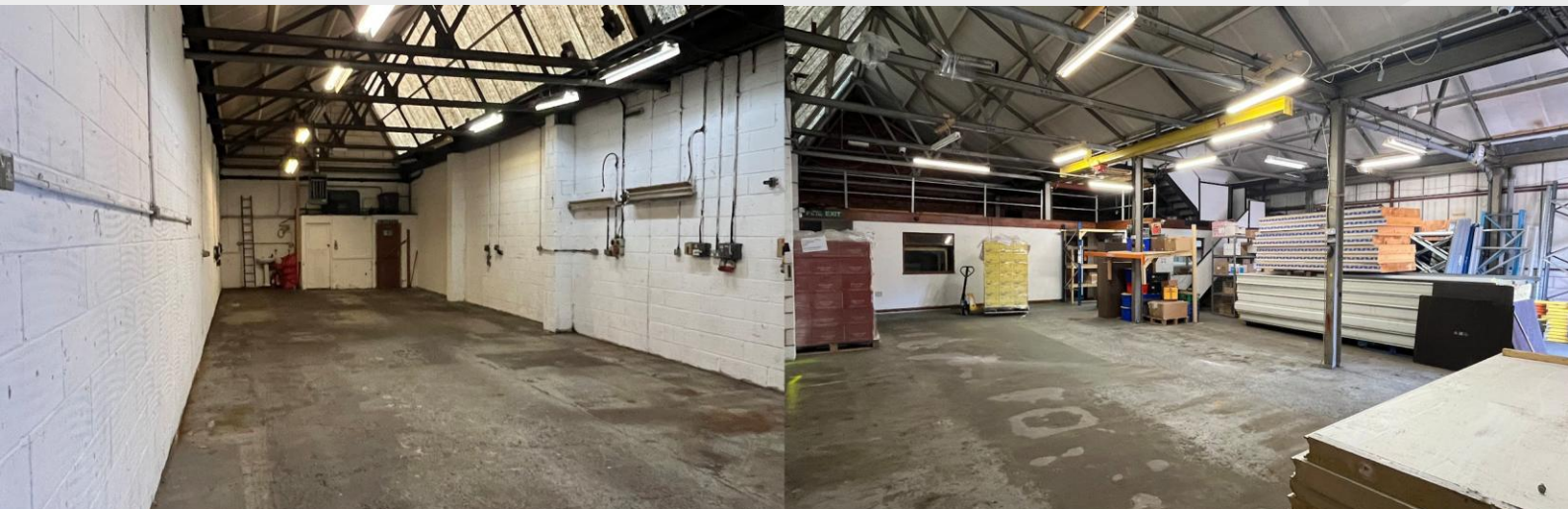


# TO LET

Lake Business Centre London, N17 0YX

1,900 to 4,000 sq ft

Industrial / Warehouse



# Lake Business Centre, London, N17 0YX

## Description

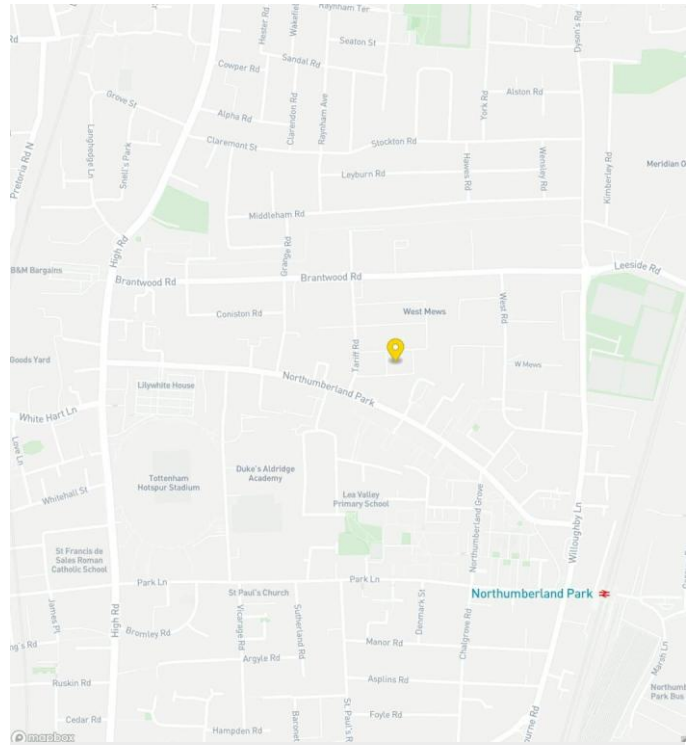
Strettons are marketing two separate units comprising between 1,900-4,000 square feet. The units in question have concrete floors, north-lit roofs, 4.5 metre eaves, WCs and mezzanine offices. Each warehouse has its own dedicated electric roller shutter. There are also parking spaces directly outside each unit.

## Location

The Lake Business Centre is located on the corner of Tariff Road and Grange Road, Tottenham. It sits adjacent to the busy industrial hub of Brantwood Road which has seen a dramatic redevelopment of modern industrial estates in the last two years. The estate houses 36 businesses across 4 terraces with loading capabilities, parking provisions and manoeuvrability for large vehicles and deliveries.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 9	1,900	176.52	Available
Ground - Units 17-19	4,000	371.61	Available



**Lease** 3 or 5 years, outside the provisions of the Landlord & Tenant Act.

**Rent** £14.50 per sq ft

**EPC** TBC

**VAT** TBC

## Contacts

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