



STRETTONS

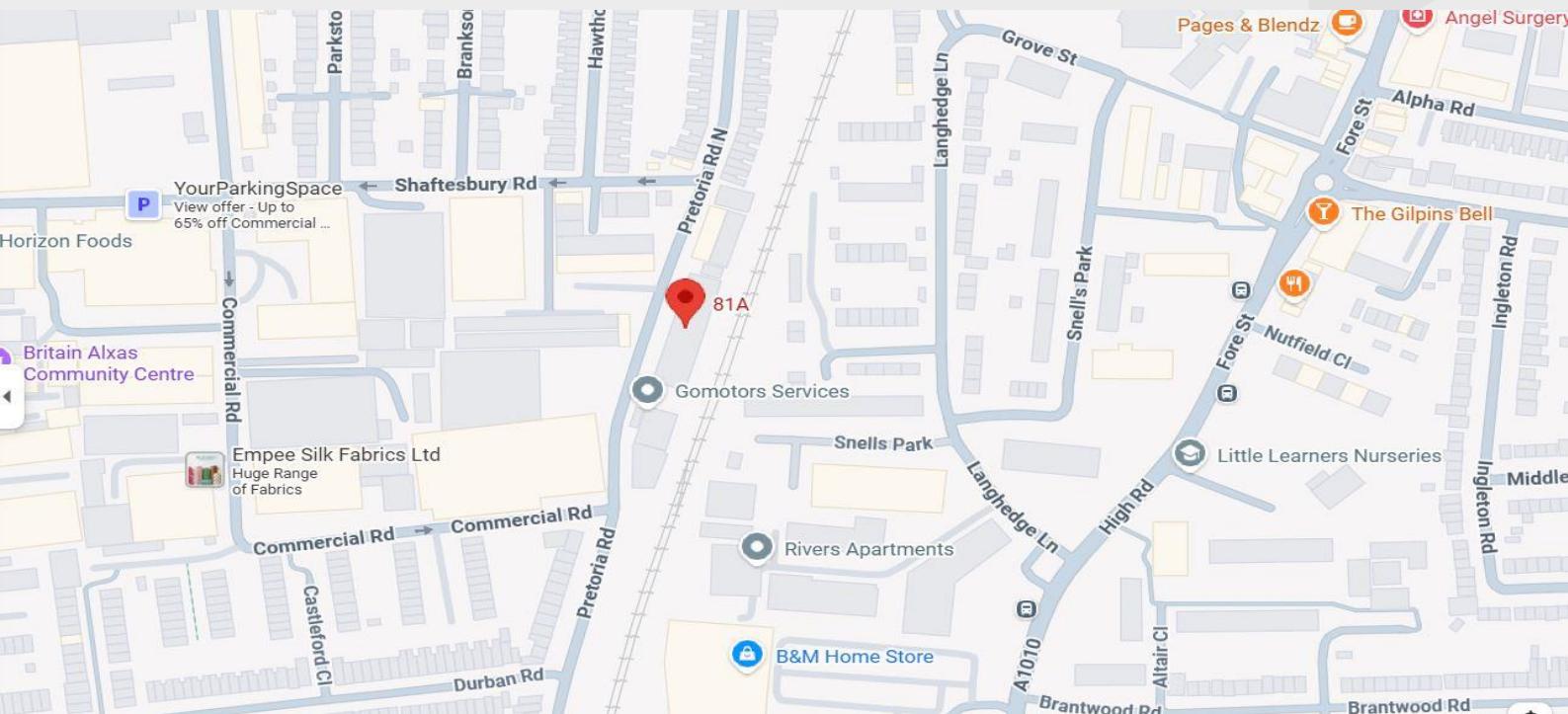


# INVESTMENT FOR SALE

81A Pretoria Road London, N18 1SP

8,172 Sq Ft

Industrial



Industrial For Sale

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# 81A Pretoria Road North, London, N18 1SP

## Description

The unit is a self-contained, single-storey industrial structure with an adjoining yard and parking provisions for 7 cars.

The eaves height is 5.7 metres providing the opportunity to rack a large amount of goods or erect a mezzanine.

The building benefits from large windows, a north-lit pitched roof with large roof lights and dual roller shutter access.

## Location

Pretoria Road has close access to the Great Cambridge Road which leads directly onto the North Circular A406 west or Angel Road to East London and Essex. Silver Street Overground Station is a 5 minute walk from the property providing access to Enfield or Liverpool Street Station. The property is served by the 149, 259 and 279 bus routes linking to Edmonton Green, Waltham Cross, King's Cross, and London Bridge.

Local amenities are available through the newly regenerated White Hart Lane area as well as Bruce Grove and Tottenham High Road. These high roads provide large supermarkets, restaurants and leisure facilities.

## Income

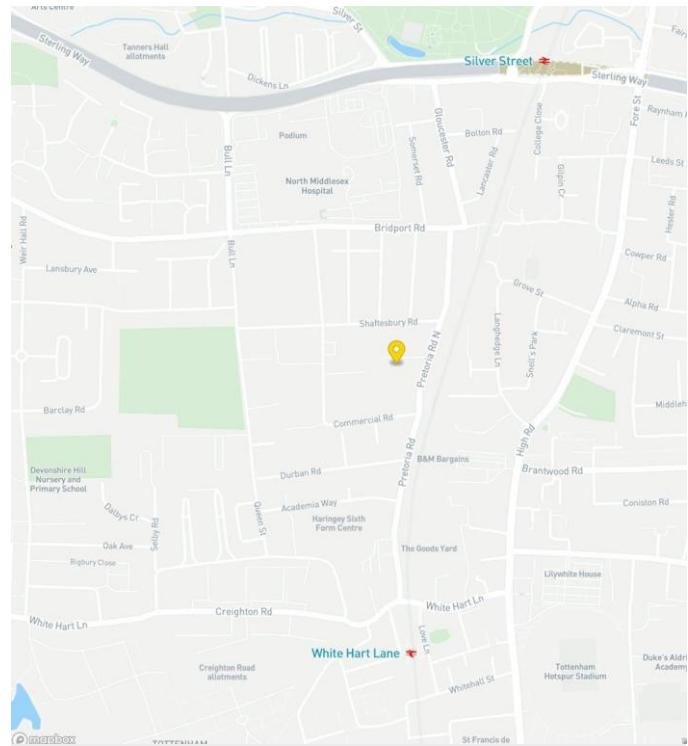
The current configuration of 9 studios/light industrial spaces is fully tenanted. The monthly income of £12,065 translates to £144,780 per annum, exclusive of costs and utilities.

## Tenancy Schedule

Available on request.

## Accommodation

Name	sq ft
Unit 1	940
Unit 2	529
Unit 3	529
Unit 4	715
Unit 5	2,741
Unit 6	1,279
Unit 7	529
Unit 8	455
Unit 9	455
<b>TOTAL</b>	<b>8,175 Sq Ft</b>



<b>Term</b>	For Sale
<b>Price</b>	On application.
<b>EPC</b>	B (37)
<b>VAT</b>	Payable.

## Contacts

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