STRETTONS



Unit 2, Lockwood Industrial Park, Tottenham, N17 9QP

Industrial To Let | £24 per sq ft | 10,684 sq ft

Description

Unit 2, Lockwood Industrial Estate provides 10,684 square feet of prime industrial space. The unit was recently vacated by a prominent brewery and therefore can cater for heavy-duty manufacturing, storage and distribution. The space has tall eaves making it ideal for pallet racking and storage. For admin use there is first floor office accommodation as well as welfare areas, kitchens WCs and a shower. There is excellent natural sunlight provided by the skylights alongside functional recessed lighting. The open yard outside the unit provides excellent manoeuvrability for articulated vehicles as well as generous parking provisions for ten cars.

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.

Proximities

Location	Miles
Tottenham Hale Station	0.3
Tottenham Hale Retail Park	0.4
Blackhorse Road Station	1
Tottenham High Road	1.2
Seven Sisters Road	2.5
North Circular Road	5.5
Great Cambridge Road	7.5

Amenities

- 6.5 metre eaves
- W.C. And shower facilities
- Ground and first floor office space
- Loading area
- Electric roller shutter
- Recessed lighting
- Generous yard for loading and vehicle manoeuvrability
- 10+ parking spaces



Ground Floor Warehouse with First Floor Offices



INTERNAL WAREHOUSE



INTERNAL WAREHOUSE



FIRST FLOOR OFFICES



BUILDING EXTERIOR

Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Availability
Ground - Warehouse	9,799	910.36	Available
1st - Office, WC & Shower	885	82.22	Available
Total	10,684	992.58	

Tenure

A new lease to be negotiated.

Rent

£24 per sq ft.

VAT

Upon enquiry

EPC

D expiring December 2034

Configuration

Upon enquiry

Contact

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Further Information
View on Website

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