

# UNIT TO LET

## 6,070 ft<sup>2</sup> (564 m<sup>2</sup>)



NEWLY  
REFURBISHED



CLOSE TO A406  
NORTH CIRCULAR



SECURE GATED  
ESTATE

North  
London's  
**PREMIER  
LOCATION**  
for Food & Drink  
distribution



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INDUSTRIAL / WAREHOUSE UNIT TO LET

**UNIT A4, BRANTWOOD ROAD INDUSTRIAL ESTATE**  
TOTTENHAM, LONDON, N17 0DX

**IPIF**

# UNIT A4

## LOCATION

Situated 7 miles north of Central London and 1 mile south of the North Circular Road (A406) the property lies in an established industrial and logistics location ideally suited for access to the Greater London markets.

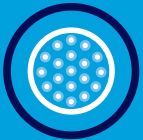
## DESCRIPTION

The property comprises a mid-terrace, steel portal frame warehouse with brick elevations, incorporating two-storey office/amenity space.

## SPECIFICATION



NEWLY  
REFURBISHED



LED LIGHTING  
THROUGHOUT



EAVES HEIGHT  
5.7M



FULL HEIGHT  
LOADING DOOR



MODERN OFFICE  
ACCOMMODATION



24/7  
ACCESS

## ACCOMMODATION

The unit comprises of the following gross internal areas:

UNIT A4	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	5,385	500
First Floor	685	64
<b>TOTAL</b>	<b>6,070</b>	<b>564</b>



On behalf of the Landlord



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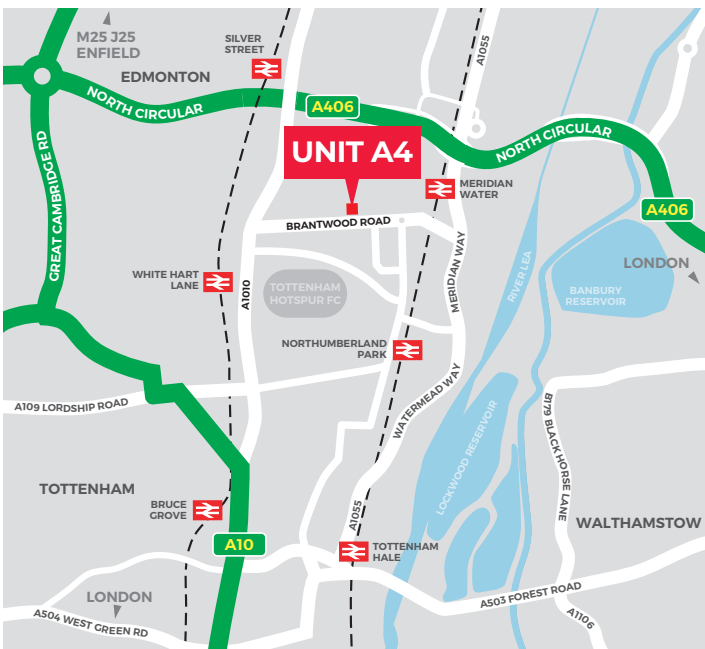
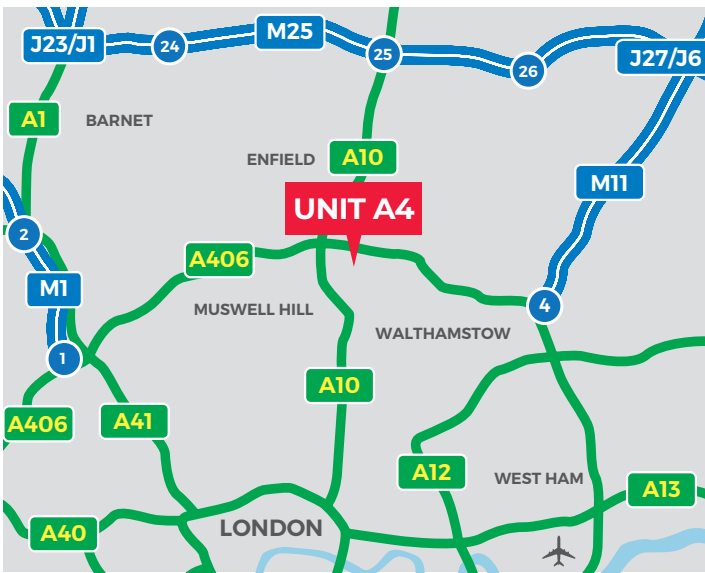


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**N17 ODX**  
SAT NAV

/// [what3words.com/snack.punch.farmer](http://what3words.com/snack.punch.farmer)

 National Rail
  Victoria Line
  Elizabeth Line
  Overground

	Meridian Water <b>0.6 miles</b>		A406 <b>1.0 miles</b>
	White Hart Lane <b>0.8 miles</b>		A10 <b>1.6 miles</b>
	Tottenham Hale <b>1.8 miles</b>		M25 <b>7.0 miles</b>
	Liverpool Street <b>7.2 miles</b>		M1 <b>9.2 miles</b>

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### LEASE TERMS

A new lease is offered on full repairing and insuring terms. Rental details upon application.

### BUSINESS RATES

Details on request.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

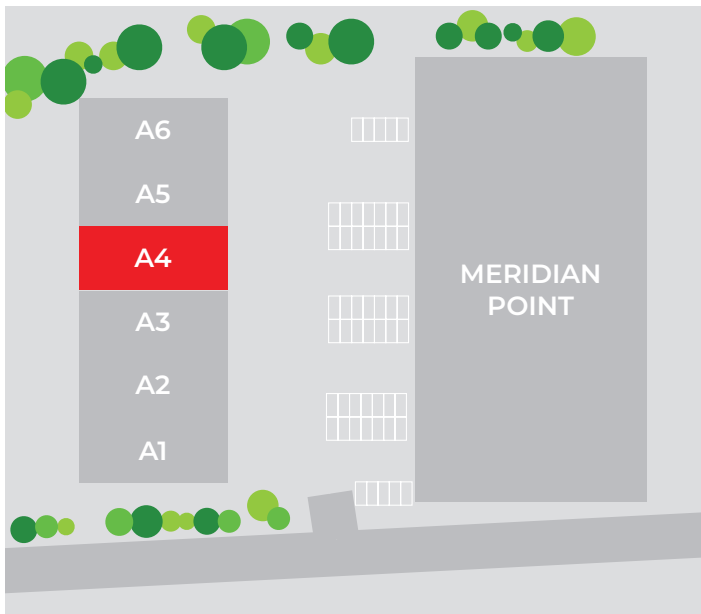
All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE RATING

EPCs are available on request.



North London's  
**PREMIER LOCATION**  
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