

# UNIT TO LET

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



NEWLY  
REFURBISHED



CLOSE TO A406  
NORTH CIRCULAR



SECURE GATED  
ESTATE

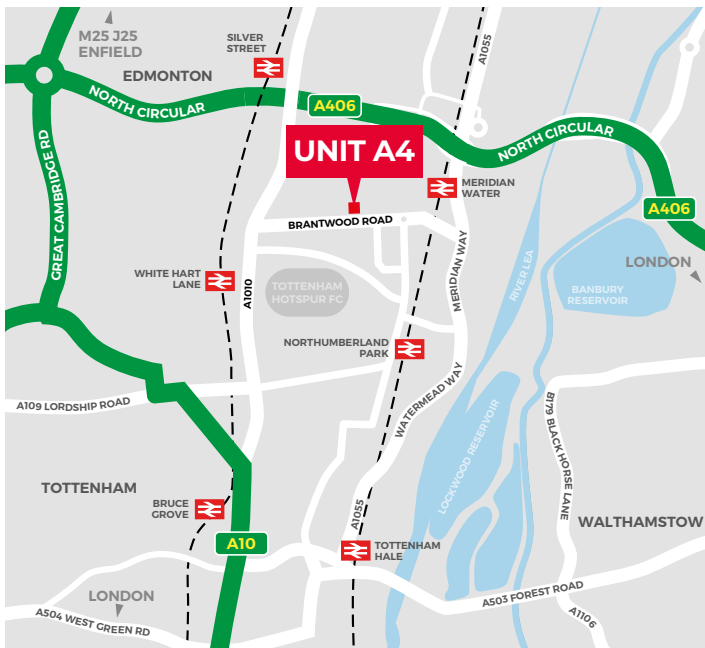


[www.ipif.com/tottenham](http://www.ipif.com/tottenham)

INDUSTRIAL / WAREHOUSE UNIT TO LET

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

**IPIF**





Meridian Water	0.6 miles	Tottenham Hale	1.8 miles
White Hart Lane	0.8 miles	Liverpool Street	7.2 miles



A406	1.0 miles	M25	7.0 miles
A10	1.6 miles	M1	9.2 miles
M11	5.4 miles		



**WHITE HART LANE STATION**

**BRANTWOOD ROAD**

**N17 ODX**

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

 National Rail
  Victoria Line
  Elizabeth Line
  Overground

 **TOTTENHAM HALE STATION**  
 **LIVERPOOL STREET STATION**

 **A10**

 **M11**
 **M25**
 **A406**

 **MERIDIAN WATER STATION**

On behalf of the Landlord



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Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. May 2025.



# 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.

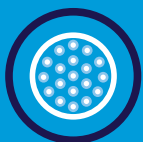
## DESCRIPTION

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>



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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

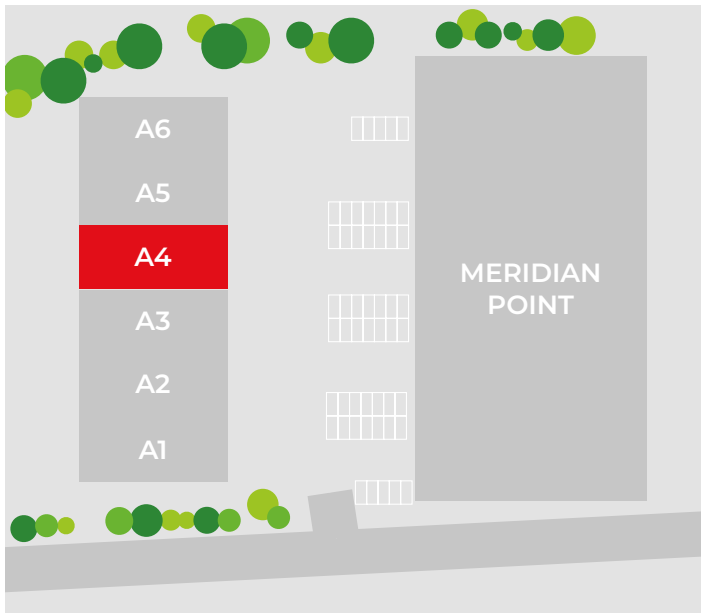
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

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

## ENERGY PERFORMANCE RATING

EPCs are available on request.



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