

67-75 Garman Road, London,
N17 0UN



TO LET
Industrial Warehouse Unit
21,039 Sq Ft (1,954.59 Sq M)

LOCATION

The building is situated on the east side of Garman Road, which is accessed from Watermead Way via Sedge Road, just south of the A406 North Circular Road.

This is therefore an excellent location from which to serve Central London and the wider Greater London area and is readily accessible to the A10 Great Cambridge Road, M11 and M25 motorways.



DESCRIPTION

The building is a modern detached single storey industrial warehouse with 2 storey offices, situated on a self contained site. The warehouse is of steel portal frame construction, offers clear open plan space with an eaves height of 6.3m and benefits from 3 roller shutter loading doors and fluorescent lighting.

The offices are arranged as a mixture of open plan and private offices with meeting room, staff room and reception, benefiting from suspended ceilings with recessed lighting.

Externally there is a secure concrete surfaced loading/unloading area and separate car parking for up to 12 vehicles.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Ground Floor Warehouse	16,470	1,530.11
Ground Floor Offices	2,518	233.93
First Floor Offices & Storage	2,051	190.54
Total	21,039	1,954.59

(There is a mezzanine floor of 14,100 sq ft which can remain or be removed)

CONTACTS

Cliff Bonnett
07850 867632

Cliff.bonnett@strettons.co.uk

Ben Pater
07915 066170

ben.pater@strettons.co.uk

Charles Wood
07970 434876

charles.wood@strettons.co.uk

TENURE

A new FRI lease is available for a term by negotiation.

RENT

£330,000 per annum exclusive.

EPC

The site has an EPC Rating of D(78).

BUSINESS RATES

The property has a rateable value of £265,000.

VAT

To be confirmed.



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