

UNIT 1C, TRIUMPH TRADING ESTATE, TARIFF ROAD, LONDON N17 0EB



STRETTONS

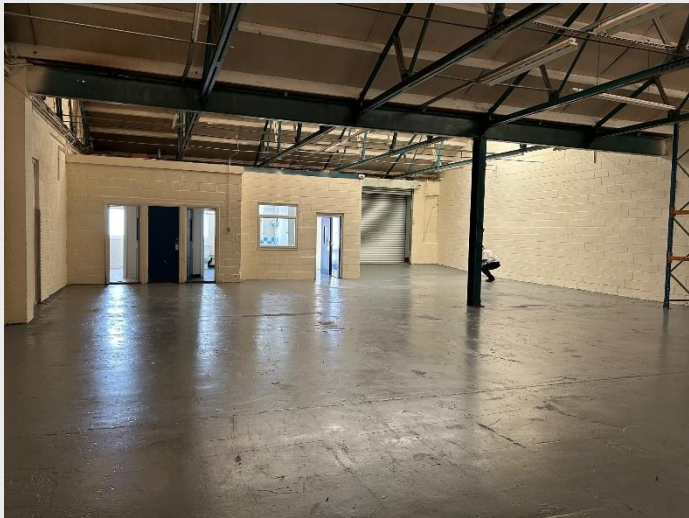
TO LET

SELF-CONTAINED UNIT

4,360 SQ FT

AMENITIES

- Clear height 3.6m (max height 6m)
- 3 phase electric
- Roller shutter loading door
- Lighting
- Male & female WC's
- Kitchen
- Estate CCTV
- Parking



DESCRIPTION

The available unit provides self-contained industrial/warehouse space with roller shutter loading door, 3 phase electricity, lighting, kitchen and WC's.

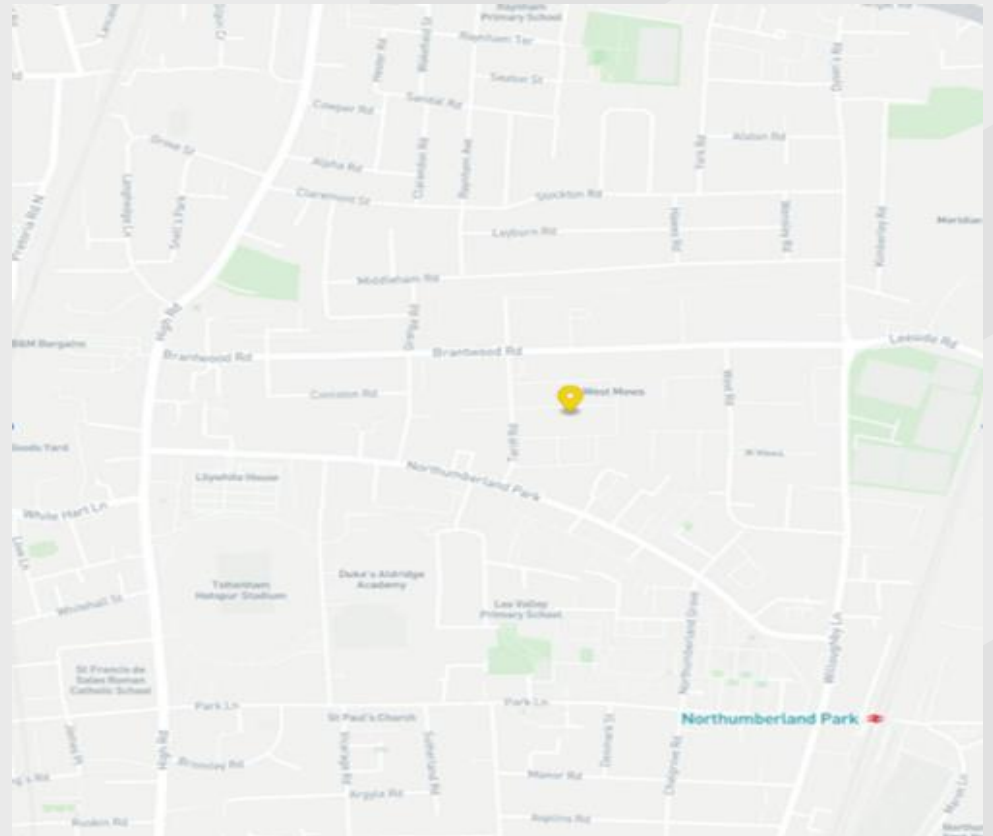
The unit provides separately accessed open plan office space adjoining the warehouse area with recessed lighting suspended ceilings and air conditioning. Within the warehouse area is a mezzanine floor which can remain or be removed accordingly.



LOCATION

The unit is located on the Triumph Trading Estate within the Brantwood Road industrial area of Tottenham and is accessed from the east side of Tariff Road. The estate is within easy reach of Meridian Way, the A10 Great Cambridge Road and the A406 North Circular Road.

Meridian Water and White Hart Lane overground stations are both within walking distance providing services to London Liverpool Street via Tottenham Hale and Seven Sisters (Victoria Line) respectively.



ACCOMMODATION

Unit	Sq ft	Rent p.a.x.	Service Charge p.a.
Unit 1 C	4,360	£65,400	£4,796

Tenure

The units are available to let on a new full repairing and insuring lease for a term by negotiation.

EPC

Unit 1C
Triumph Trading Estate
Tariiff Road
London
N17 0EB

Energy rating

C

Valid until

20 January 2035

Certificate number

8410-7527-1871-8491-2510

BUSINESS RATES

Unit 1C RV £45,250 Rates Payable 2025/26 £22,580 pa

Contacts

Cliff Bonnett
07850 867632
cliff.bonnett@strettons.co.uk

Ben Pater
07915 066170
ben.pater@strettons.co.uk

Charlie Wood
07970 434876
charles.wood@strettons.co.uk



Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 10/07/2025