

# UNIT TO LET

## 5,615 ft<sup>2</sup> (521 m<sup>2</sup>)



NEWLY  
REFURBISHED



CLOSE TO A406  
NORTH CIRCULAR



SECURE GATED  
ESTATE

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



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

INDUSTRIAL / WAREHOUSE UNIT TO LET

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

**IPIF**



# UNIT A4

## LOCATION

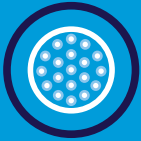
Situated 7 miles north of Central London and 1 mile south of the North Circular Road (A406) the property lies in an established industrial and logistics location ideally suited for access to the Greater London markets.

## DESCRIPTION

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



**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 external areas:

| UNIT A4       | ft <sup>2</sup> | m <sup>2</sup> |
|---------------|-----------------|----------------|
| G/F Warehouse | 4,299           | 399            |
| G/F Office    | 658             | 61             |
| 1/F Office    | 658             | 61             |
| <b>TOTAL</b>  | <b>5,615</b>    | <b>521</b>     |



On behalf of the Landlord



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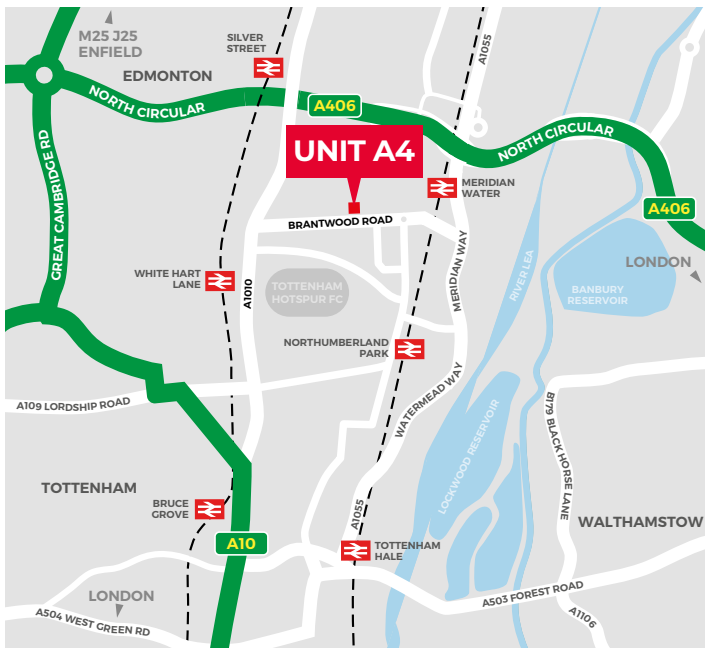


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 **N17 ODX**

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

 National Rail
  Victoria Line
  Elizabeth Line
  Overground



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



A406 **1.0 miles**  
 A10 **1.6 miles**  
 M25 **7.0 miles**  
 M1 **9.2 miles**

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## LEASE TERMS

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

## RENT & BUSINESS RATES

Quoting rent £129,500 pax based on £23 psf. Details on business rates available 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

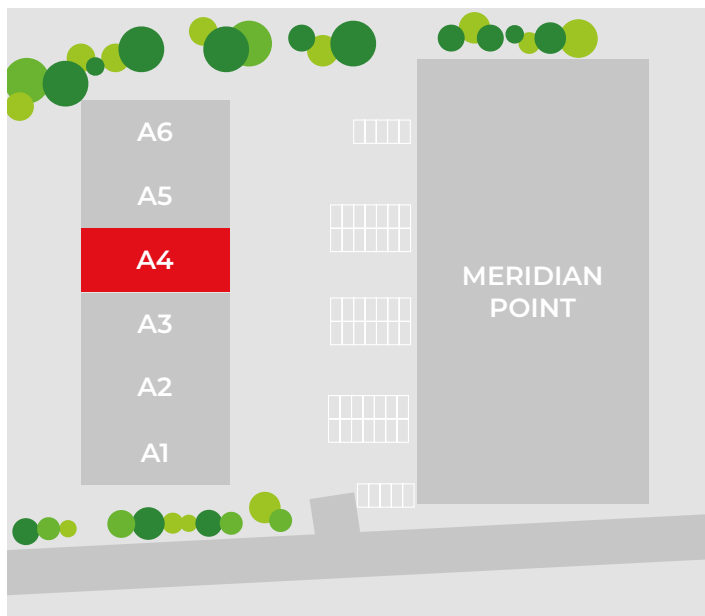
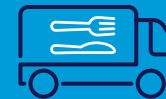
All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPCs are available on request.



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