

**FIRST YEAR RENT
FROM £12.50 PSF**

(subject to terms and conditions)

UNIT A4 TO LET

6,070 ft² (564 m²)



**NEWLY
REFURBISHED**



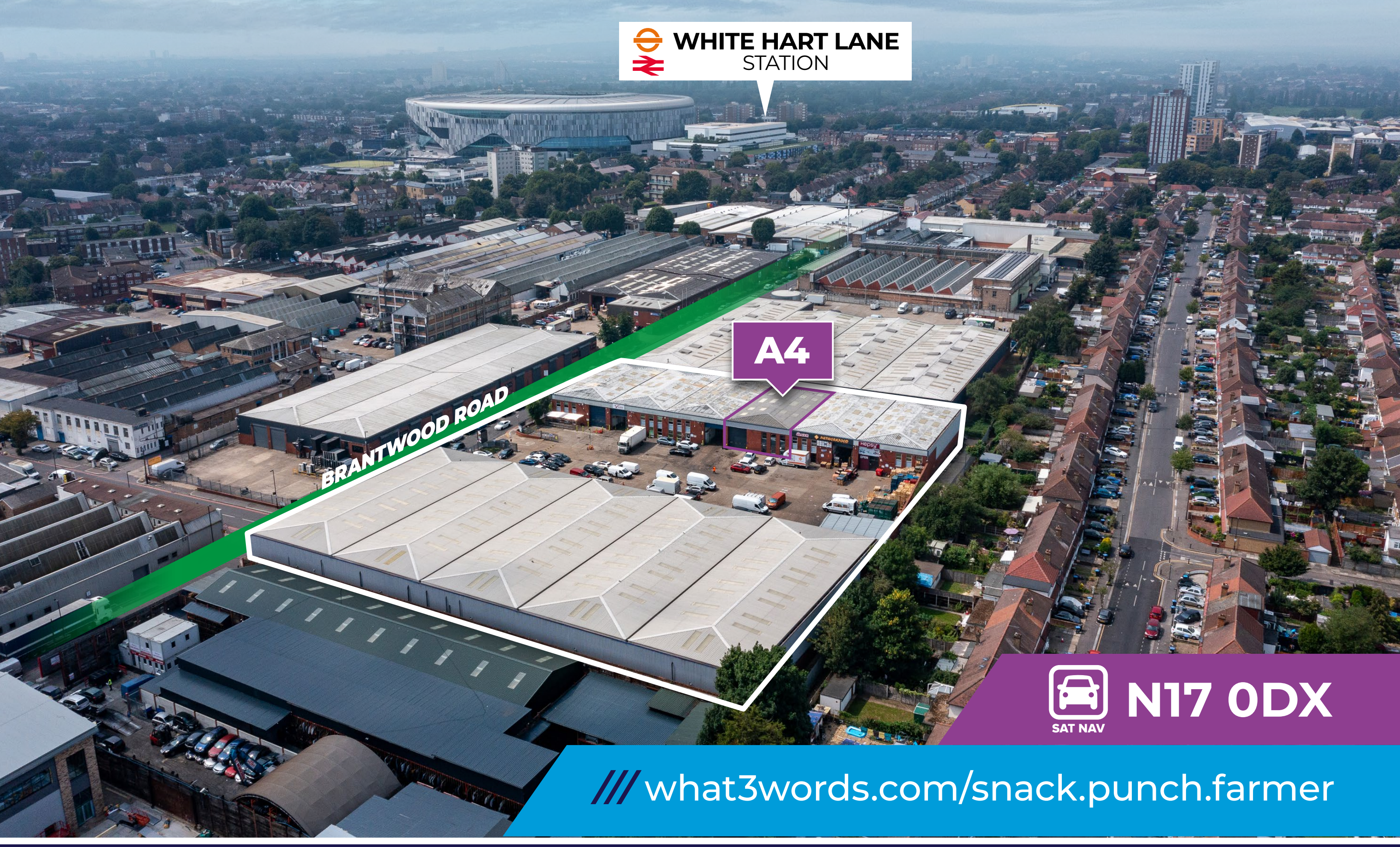
**CLOSE TO A406
NORTH CIRCULAR**



**SECURE GATED
ESTATE**



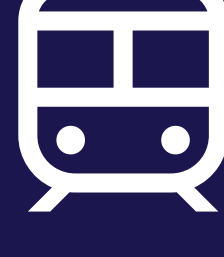
**24 / 7
ACCESS**



/// what3words.com/snack.punch.farmer



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



Meridian Water	1.0 miles
White Hart Lane	1.6 miles
Tottenham Hale	5.4 miles
Liverpool Street	7.0 miles



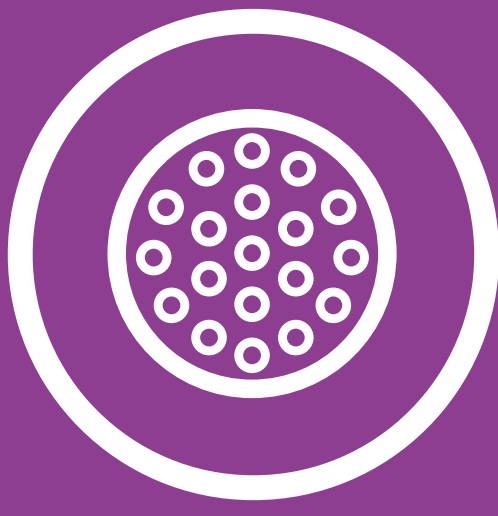
**EAVES
HEIGHT 5.7M**



**MODERN OFFICE
ACCOMMODATION**



**FULL HEIGHT
LOADING DOOR**



**LED LIGHTING
THROUGHOUT**

UNIT A4	ft ²	m ²
Ground Floor	5,385	500
First Floor	685	64
TOTAL	6,070	564



**DOWNLOAD
BROCHURE**



On behalf of the Landlord



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