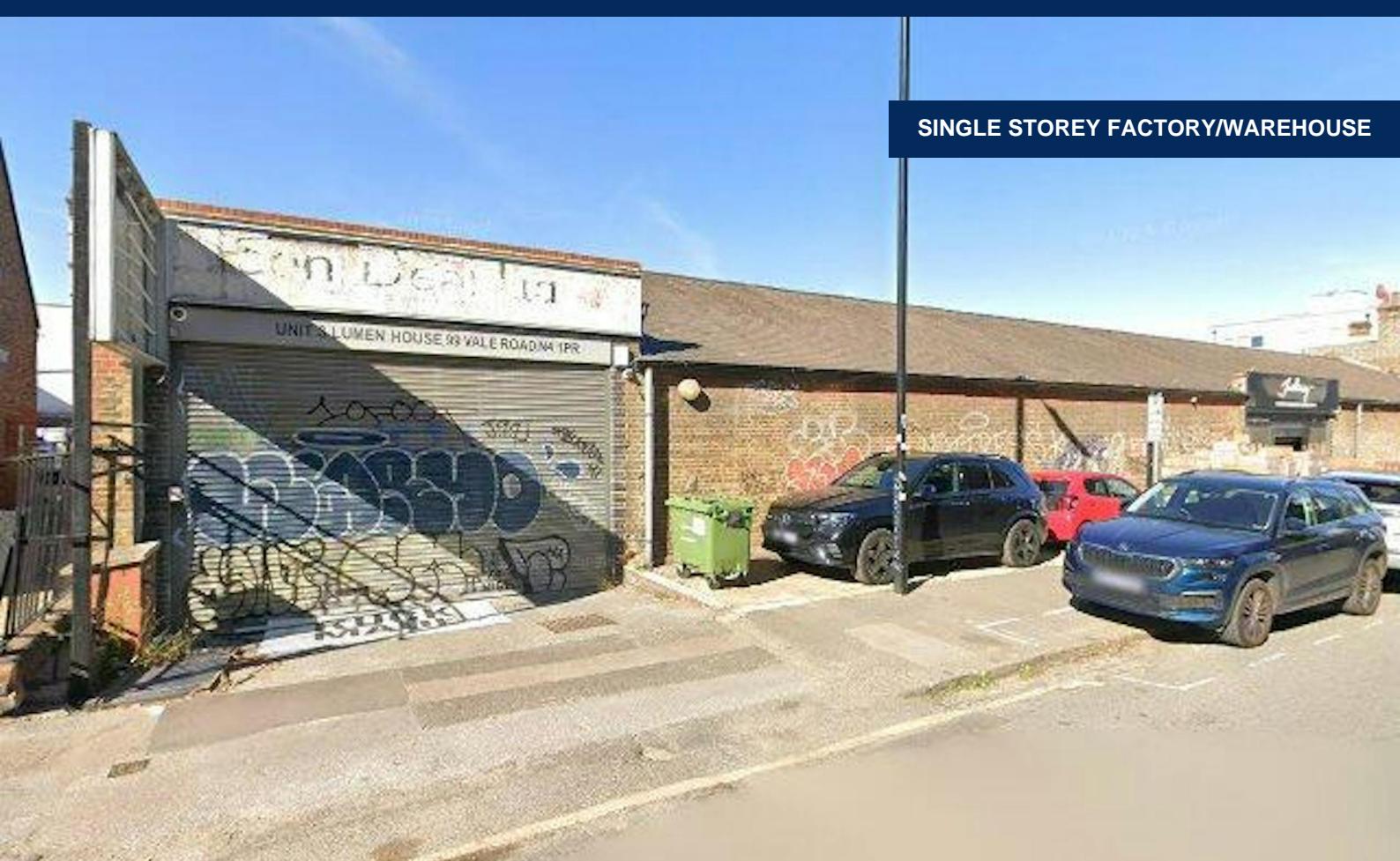


**SINGLE STOREY FACTORY/WAREHOUSE****99 Vale Road**

London, N4 1PR

**Single Storey Factory / Warehouse****With Parking****To Let****6,963 sq ft**  
(646.88 sq m)

- 4/5 Car Parking Spaces
- Electric Security Roller Shutter To The Entrance On Vale Road
- Prominent Glazed Frontage
- Excellent Natural Light
- Ideal For Warehouse / Cash & Carry
- 3.25 Metre Ceiling Height To The Underside Of The Steel Trusses
- Loading At The Rear Of The Building Via Double Loading Doors
- Male & Female WC's

## Summary

Available Size	6,963 sq ft
Rent	£125,000 per annum
Rates Payable	£31,395 per annum
Service Charge	£7,000 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

## Location

This premises are located on the north side of Vale Road between its junctions with Vale Grove and Hermitage Road linking Green Lane to the west and St. Annes Road to the east. The property is located within an established commercial area with warehouse, light industrial and office units. The North Circular Road is a short distance away which links to the motorway networks. The property can be easily reached from Manor House Underground Station (Piccadilly Line) and Harringay Green Lanes Station (Suffragette Line) being only a short walk away. The area is also served by numerous bus routes to all surrounding areas.

## Description

Comprises a mainly single storey factory warehouse arranged on the ground and first floors and is accessed via a glazed entrance onto Vale Road and also benefits from vehicle loading and parking to the rear of the building off a common driveway entrance to the right hand side of the building. The unit offers the following excellent natural daylight, concrete floor (ground floor) 3.250 metres floor to underside of the steel trusses, electric roller shutter to the entrance off Vale Road, toilet and kitchen.

## Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	6,083	565.13	Available
1st - Offices	880	81.75	Available
<b>Total</b>	<b>6,963</b>	<b>646.88</b>	

## Rent

£125,000 pax

## Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

## Legal Costs

Each party to bear their own Legal Costs

## Identification

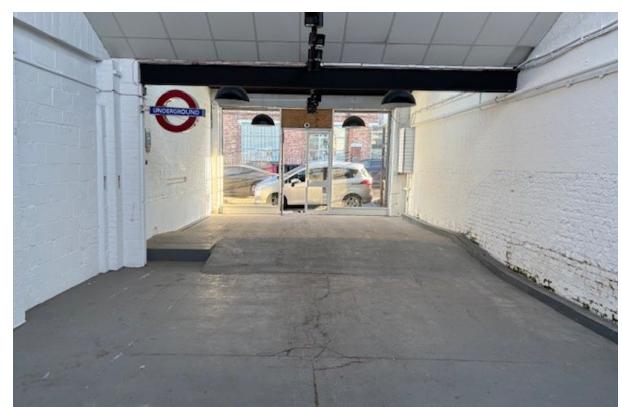
In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

## Viewing

Strictly by appointment through owner's SOLE agents as above.



N4 1PR



## Viewing & Further Information



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