

To Let

**Unit 1 Compass West,
West Road, London,
N17 0XL**



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**To Let
Modern Warehouse Unit**

2,297 sq ft

Units 1 Compass West Industrial Estate, London N17 0XL.



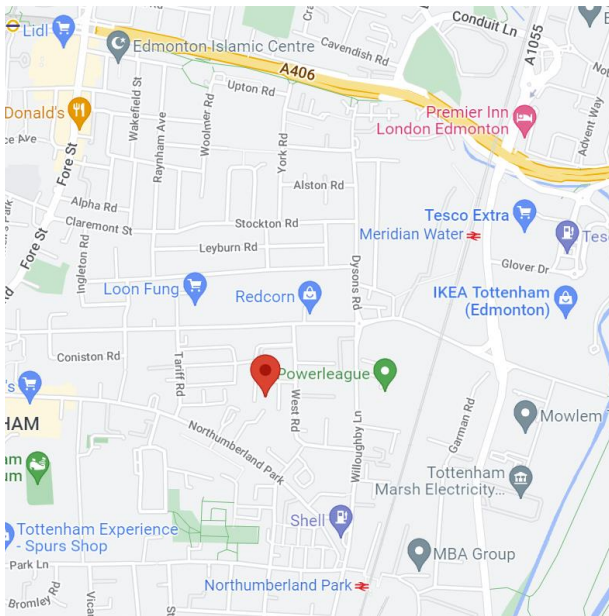
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Description

The subject unit is at the front of the estate and is of portal frame construction with red brick elevations. The unit offers a minimum height of 4.8m rising to 6.1m at the highest point. The premises have a roller shutter door, 3 phase power, WCs and office accommodation.

Other occupiers on the scheme include Redemption Brewery, Bennetts Motor Spares, Kuehne and Nagel and D-Drill Group. The scheme benefits from 24/7 unrestricted access.

Location



Compass West Industrial Estate is an established industrial estate, on West Road, just off Brantwood road linking to Leaside Road in Tottenham.

The scheme is in close proximity to the North Circular (A406- 1 mile), the A10 (1.5 miles), the city of London (8.5 miles) and the west end of London (9.5 miles). Newly opened Meridian Water station is only 0.7 of a mile away and offers services to Enfield, Hertford town, Tottenham Hale and Stratford.

Terms

The unit is available by way of a new lease to be agreed direct from the landlords.

Business Rates

We understand the property has a combined Rateable Value of £21,000 however potential occupiers are recommended to make their own enquiries.

EPC

An EPC is available on request.

Costs

Each party to bear their own legal costs.

Accommodation

Area Unit 1	Sq M	Sq Ft
Offices	25.10	270
Warehouse	188.30	2,027
Total	213.4	2,297

Ed Thomason
Tel: 07818 065 276
Email: et@tlre.co.uk

Paul Londra
Tel: 07779 269 290
Email: pl@tlre.co.uk

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