

NEWLY REFURBISHED

UNIT
2

WEST ROAD, TOTTENHAM, N17 0XL

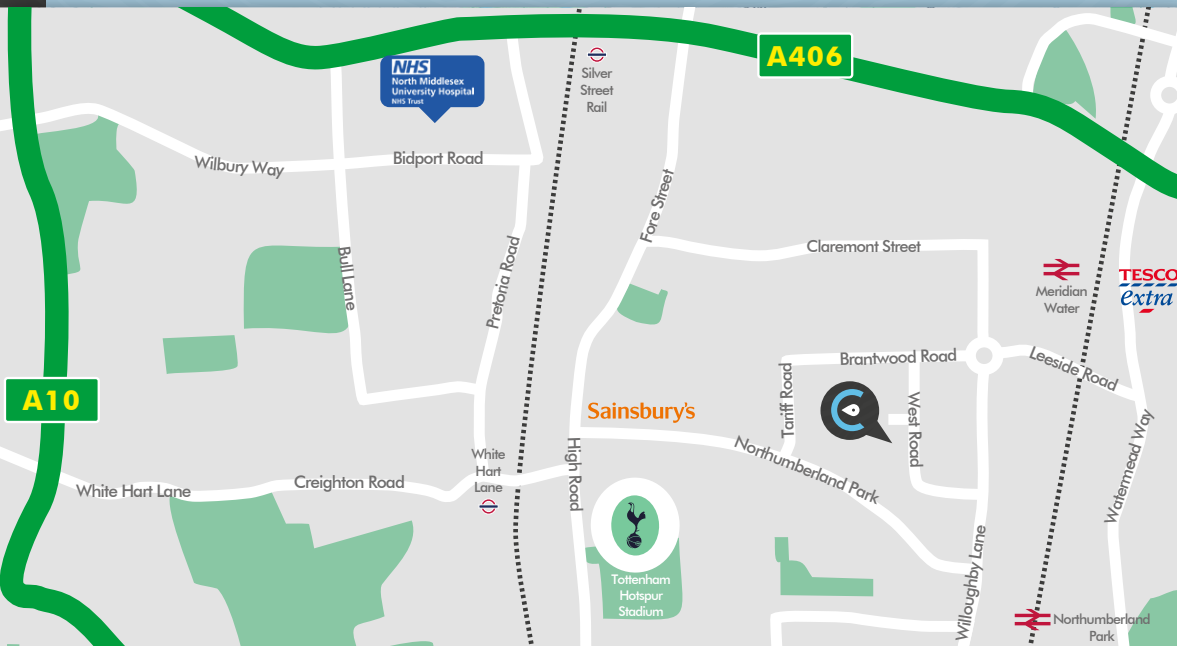
 **compass**
west
INDUSTRIAL ESTATE

UNIT 2 TO LET
2,134 ft² (198.2 m²)

LOCATION

Compass West Industrial Estate is well located on West Road, within a well established industrial area. The estate lies within close proximity to both the A10 (via Creighton Road) and the A406 (via Watermead Way).

The area is further enhanced with rail facilities at Meridian Water having a direct Overground link into London Liverpool Street, as well as the nearby Tottenham Hale Station which is on the Victoria line.



N17 0XL |

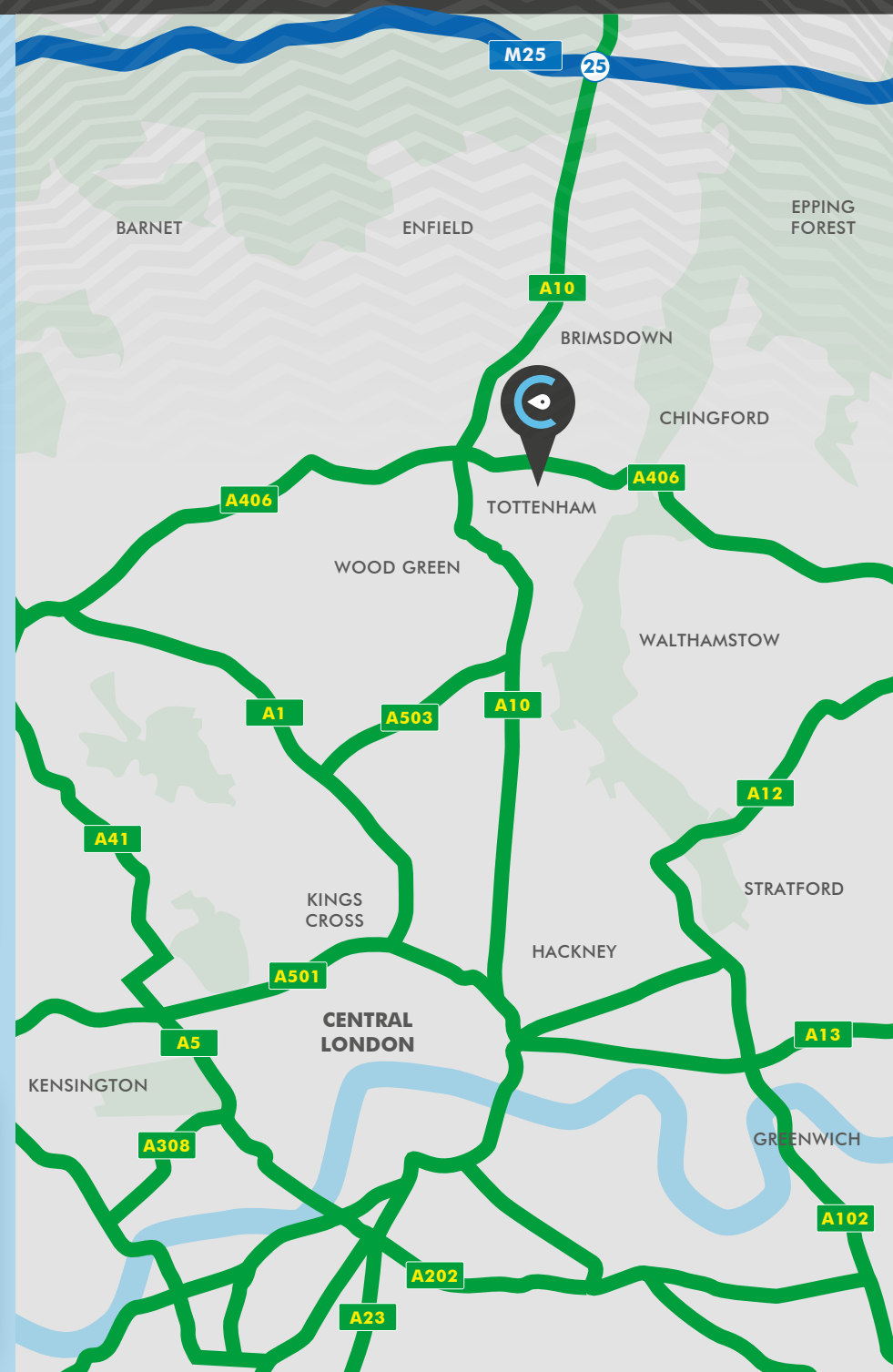


what3words.com/dart.taking.boss

DRIVE TIMES *

M25 (J25)	7.3 miles	30 mins
Central London	9 miles	52 mins
City of London	10.3 miles	58 mins

*Drive times approximate. Sourced by Google Maps.



DESCRIPTION & SPECIFICATION

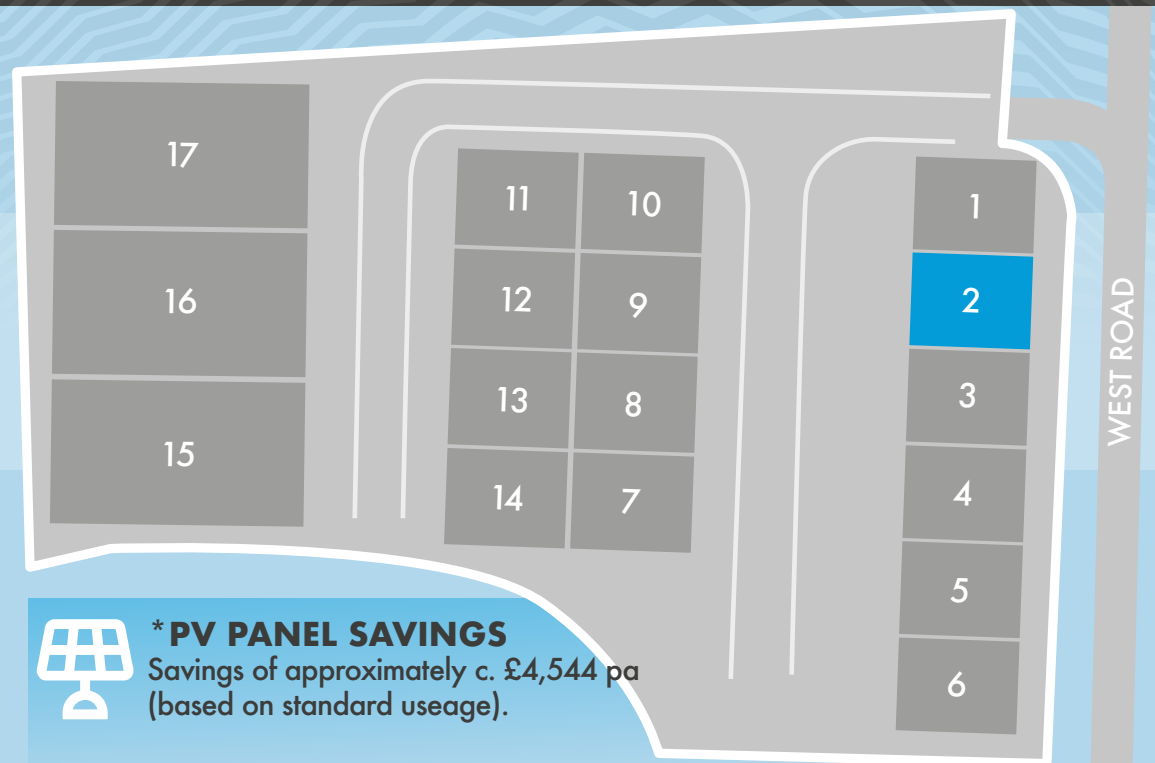
Unit 2 comprises a single storey warehouse unit with a ancillary ground floor office with WCs. The unit is of column free steel portal frame construction with brick elevations.

- Newly refurbished
- EV charging
- PV panels*
- 5.5m clear internal height
- Up-and over loading door
- Ground floor office with WCs
- Allocated parking
- Loading apron
- Secure scheme with electric gate access
- 24/7 access

ACCOMMODATION

Unit 2 comprises of the following Gross Internal Areas (GIA)

UNIT 2	FT ²	M ²	EPC
GF Warehouse	1,901	176.6	Target EPC A
GF Office	233	21.6	
TOTAL	2,134	198.2	



* PV PANEL SAVINGS

Savings of approximately c. £4,544 pa (based on standard usage).





VIEWING

Strictly by prior agreement with the agent.

LEASE TERMS

The unit is available by way of a new full repairing and insuring lease for a term and rent to be agreed.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the estate. Details upon request.



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