

WEST ROAD, TOTTENHAM, N17 0XL

NEWLY REFURBISHED

UNIT 15

A+

EPC A+

PV PANELS

EV CHARGER

EV CHARGING STATION

compass
west

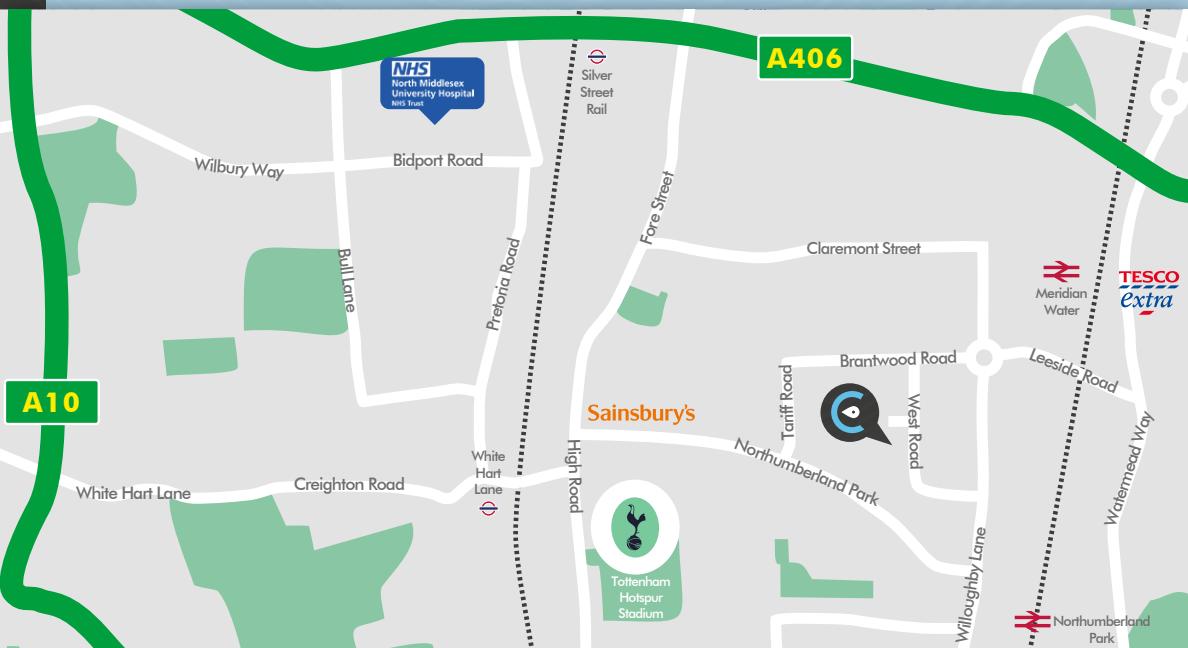
INDUSTRIAL ESTATE

UNIT 15 TO LET
6,545 ft² (608 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

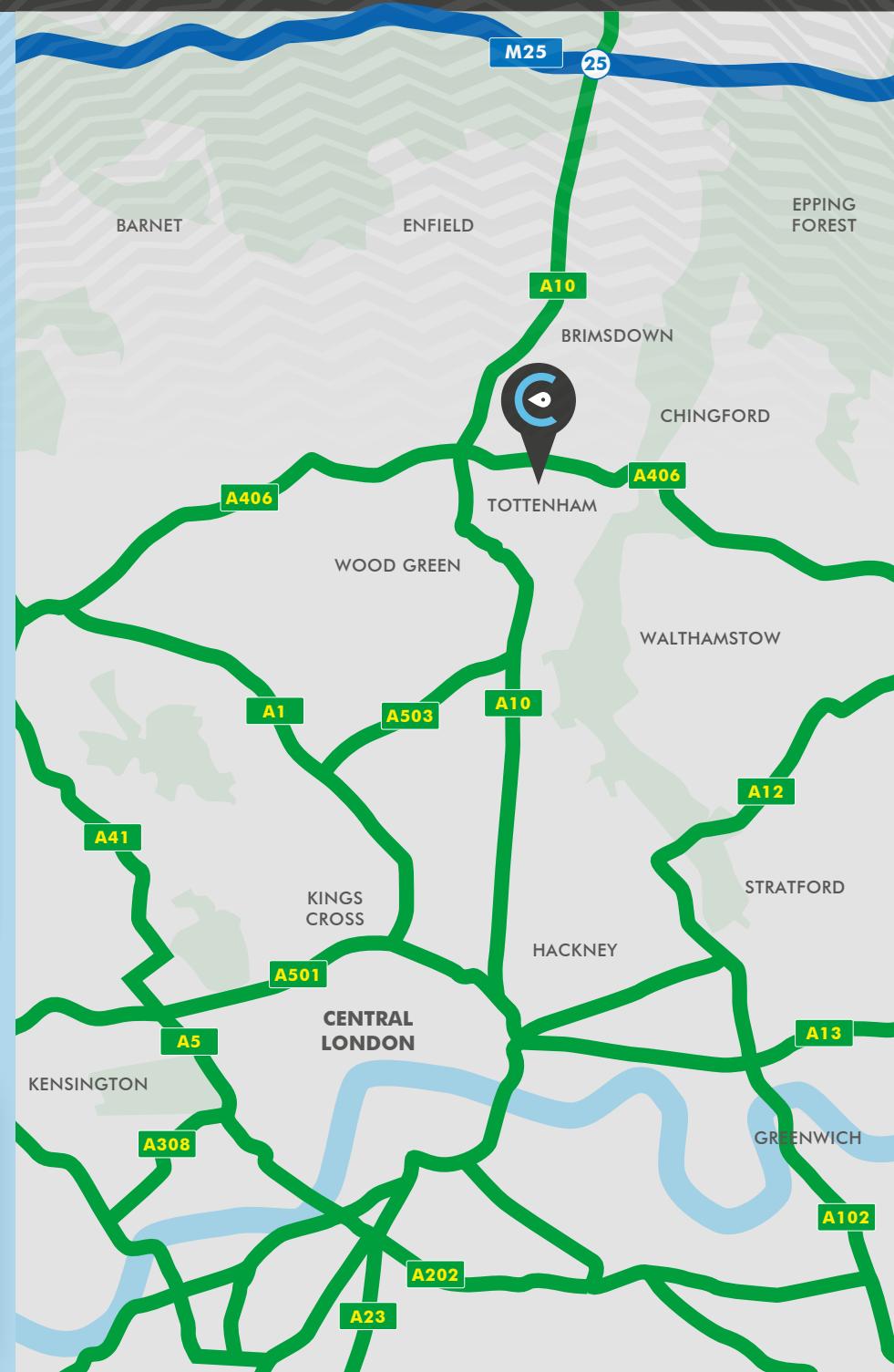
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what3words.com/repair.fines.soils

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

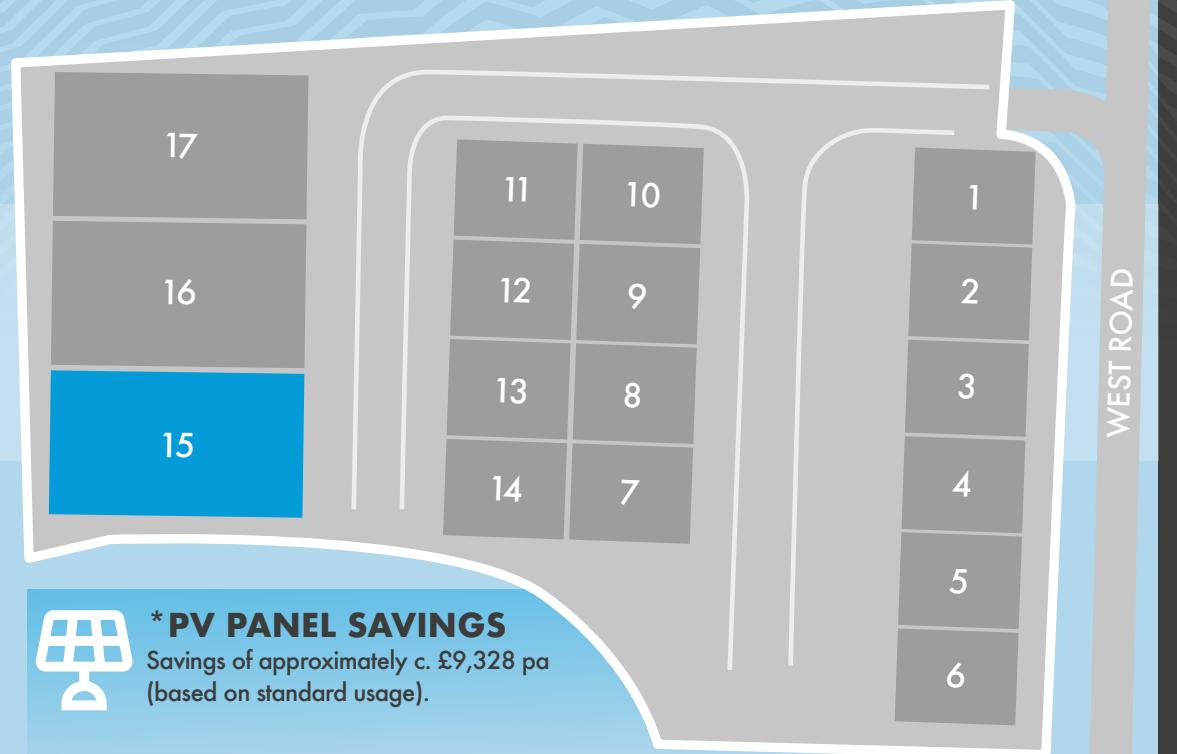
Unit 15 comprises a single storey warehouse unit with two storey offices with WCs. The unit is of column free steel portal frame construction with brick elevations.

- Newly refurbished
- EV charging
- PV panels*
- 6m clear internal height
- Up-and over loading door
- Two storey offices with WCs
- Allocated parking
- Covered loading
- Secure scheme with electric gate access
- 24/7 access

ACCOMMODATION

Unit 15 comprises of the following Gross Internal Areas (GIA)

UNIT 15	FT ²	M ²	EPC
GF Warehouse	5,035	468	
GF Office	755	70	
FF Office	755	70	
TOTAL	6,545	608	EPC A+



*PV PANEL SAVINGS

Savings of approximately c. £9,328 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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