

**UNIT 8 LOCKWOOD INDUSTRIAL PARK
MILLMEAD ROAD
TOTTENHAM
N17 9QP**



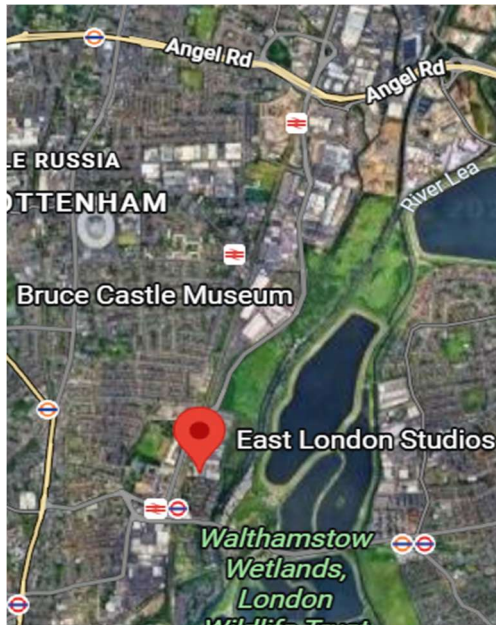
**TO LET 5,841 SQ FT (542.62 SQM)
WAREHOUSE/INDUSTRIAL UNIT**

12-14 Denman Street, London W1D 7HJ
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LOCATION

Lockwood Industrial Park is located in the London Borough of Haringey and accessed directly of Mill Mead which in turn links to Ferry Lane (A503) and indirectly to the A10 providing direct access to the M25 and A406 to the north, and Central London to the South.

Tottenham Hale tube station (Victoria Line) is within 0.3 miles and numerous bus routes serve the area.



DESCRIPTION

The unit comprises a modern mid-terrace warehouse/industrial unit with an external forecourt for loading and parking. The warehouse is serviced by a full height electric loading door providing access to the warehouse which benefits from an eave's height of 7.39m.

In addition, the unit benefits from first floor office accommodation with w/c's and a fitted kitchen. The offices have been extended with an additional mezzanine area fitted for office use of 1,133 sq ft, which can be left in situ or removed subject to requirements.

TERMS

The unit is available by way of a new lease direct from the landlord on terms to be agreed. The Quoting rent is £22.00 psf equating to £128,502 pax on the original floor area.

ACCOMMODATION

	SQ M	SQ FT
Warehouse & Reception	486.98	5,242
First floor office	55.64	599
TOTAL	542.62	5,841
Mezzanine	105	1,133

AMENITIES

- Dedicated loading and parking area
- 7.39m eaves
- 3 phase electricity
- Capped of gas supply
- Electric roller shutter door
- Additional mezzanine available

ENERGY PERFORMANCE CERTIFICATE

Available on request.

BUSINESS RATES

The property has a Rateable Value of £134,000. Potential occupiers should make their own enquiries to the London Borough of Haringey.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

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