

# TO LET

1,856 Sq Ft (172.42 Sq M)

- Desirable Industrial Location
- Excellent road and railway connectivity
- Recently refurbished
- 4.48m minimum eaves
- 3 phase power



## Unit 5

Peacock Industrial Estate, White Hart Lane, London, N17 8DT

**>D KirkbyDiamond**

Contact: Hugo Harding or Paul Quay

Tel: 0208 367 5511

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- Located in Peacock Industrial Estate on White Hart Lane, an established industrial estate close to Tottenham High Road.
- The A406 is approximately 1km to the north which provides access to the A10 and M25.
- White Hart Lane Station (Overground) is within 150m providing access to the Victoria Line and Liverpool Street Station.
- White Hart Lane has seen significant development in recent years with new residential, retail and leisure facilities.

 what3words

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 Google Maps

[Click here](#)



## DESCRIPTION

- Comprises a mid-terraced industrial unit arranged over ground and first floors.
- Predominantly open plan warehousing to the front with a mezzanine office to the rear.
- Minimum eaves height of 4.48m rising to 5.97m.
- There are 2 allocated parking spaces.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £34,000 . VAT is not payable.

## ACCOMMODATION (Gross Internal Area\*)

Ground	123.74 SQ M	1,332 SQ FT
First	48.68 SQ M	524 SQ FT
<b>Total</b>	<b>172.42 SQ M</b>	<b>1,856 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: Available upon request

## CONTACT:



**HUGO HARDING**

[07425 243 317 hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)



**PAUL QUY**

[07917 268653 paul.quy@kirkbydiamond.co.uk](mailto:paul.quy@kirkbydiamond.co.uk)

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