

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

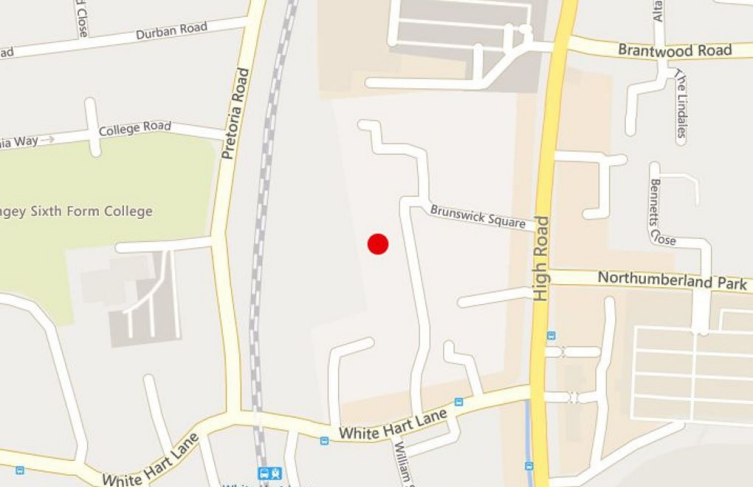


Unit 5

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

Contact: Hugo Harding or Paul Quay
Tel: 0208 367 5511
eddisons.com





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 £33.950. VAT is not payable.

Accommodation (Gross Internal Area*)

| | | |
|--------------|--------------------|--------------------|
| Ground Floor | 123.74 SQ M | 1,332 SQ FT |
| First Floor | 48.68 SQ M | 524 SQ FT |
| Total | 172.42 SQ M | 1,856 SQ FT |

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

EPC: D-80

Business Rates: The rateable value is £34,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

HUGO HARDING

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