

# Garman Road, Tottenham, N17

£38,000 pa



## Full Description

The property is located off the A1055 being a busy industrial site in Tottenham in the Borough of Haringey. The site forms part of the Lea Valley Industrial area and is close to Northumberland Park Station. Excellent road links are immediately available to the A406, A10 the M11 and M25. The premises comprises a mainly open plan industrial/warehouse unit with a separate office space, staff and customer wc's and a mezzanine floor for storage. The unit is a north light roof building of brick construction and steel trusses providing 3.5m head height throughout. The property benefits from vehicular access via loading doors (w.2.7m x h.3.5m) to the southern elevation together with a pedestrian access into Garman Road. The unit is currently fitted out for the sale and storage of food stuffs. The unit will be cleared prior to a new tenant taking up occupation. There are two allocated parking spaces to the rear of the unit. **Accommodation** (all sizes approximate) Open plan area 1. to include office space and wc. 18.03m x 9.11m. 164m<sup>2</sup> (1,765 ft<sup>2</sup>) **Office** 4.53m x 2.91m. 13m<sup>2</sup> (141 ft<sup>2</sup>) Open plan area 2. 7.34m x 8.93m. 65.54m<sup>2</sup> (704 ft<sup>2</sup>) 18.33m x 4.56m. 83.58m<sup>2</sup> (899 ft<sup>2</sup>) 1.6m x 6.03m. 9.64m<sup>2</sup> (104 ft<sup>2</sup>) Mezzanine floor - storage 3.94m x 3.50m. 13.79m<sup>2</sup> (148ft<sup>2</sup>) **Gross**

**Internal Area** 336.55m<sup>2</sup> (3,622 ft<sup>2</sup>) **Terms** The unit is available to rent under a new full repairing and insuring lease on flexible terms at a starting rental of £45,000 per annum exclusive. **Deposit** A deposit of three to six months rent will be required to be held for the duration of the lease by the landlords / landlords managing agent subject to the receipt of satisfactory references. **References** All incoming tenants will be required to provide satisfactory references from their bank, accountant, solicitor and current/previous commercial landlord. Photographic identification, proof of funds and proof of home address will also be required. **Planning** The property falls within the London Borough of Haringey and can be used for purposes under the Use Class Order B1, B2 and B8. All prospective tenants are to satisfy themselves with regard to the Use Class Order.

**Business Rates** The rates payable for the year 2025-26 is £11,452.06. Rateable Value is £38,250. EPC Rating is D 79.

## Contact Us

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