Garman Road, N17 0UR

£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. 164m2 (1,765 ft2) Office 4.53m x 2.91m. 13m2 (141 ft2) Open plan area 2. 7.34m x 8.93m. 65.54m2 (704 ft2) 18.33m x 4.56m. 83.58m2 (899 ft2) 1.6m x 6.03m. 9.64m2 (104 ft2) Mezzanine floor - storage 3.94m x 3.50m. 13.79m2 (148ft2) Gross Internal

Area 336.55m2 (3,622 ft2) Please see layout plan. • Vehicular access. • Allocated parking. • Fixtures and fittings available by separate negotiations. • Air conditioning. • Busy industrial site with excellent road links. • Mezzanine storage. • Unit available for a variety of uses. • Integral office space. • Staff and customer wc’s.

Features

- Allocated parking
- Vehicular access
- Busy industrial site with excellent road links
- Mezzanine storage
- Staff and customer wc's

Contact Us

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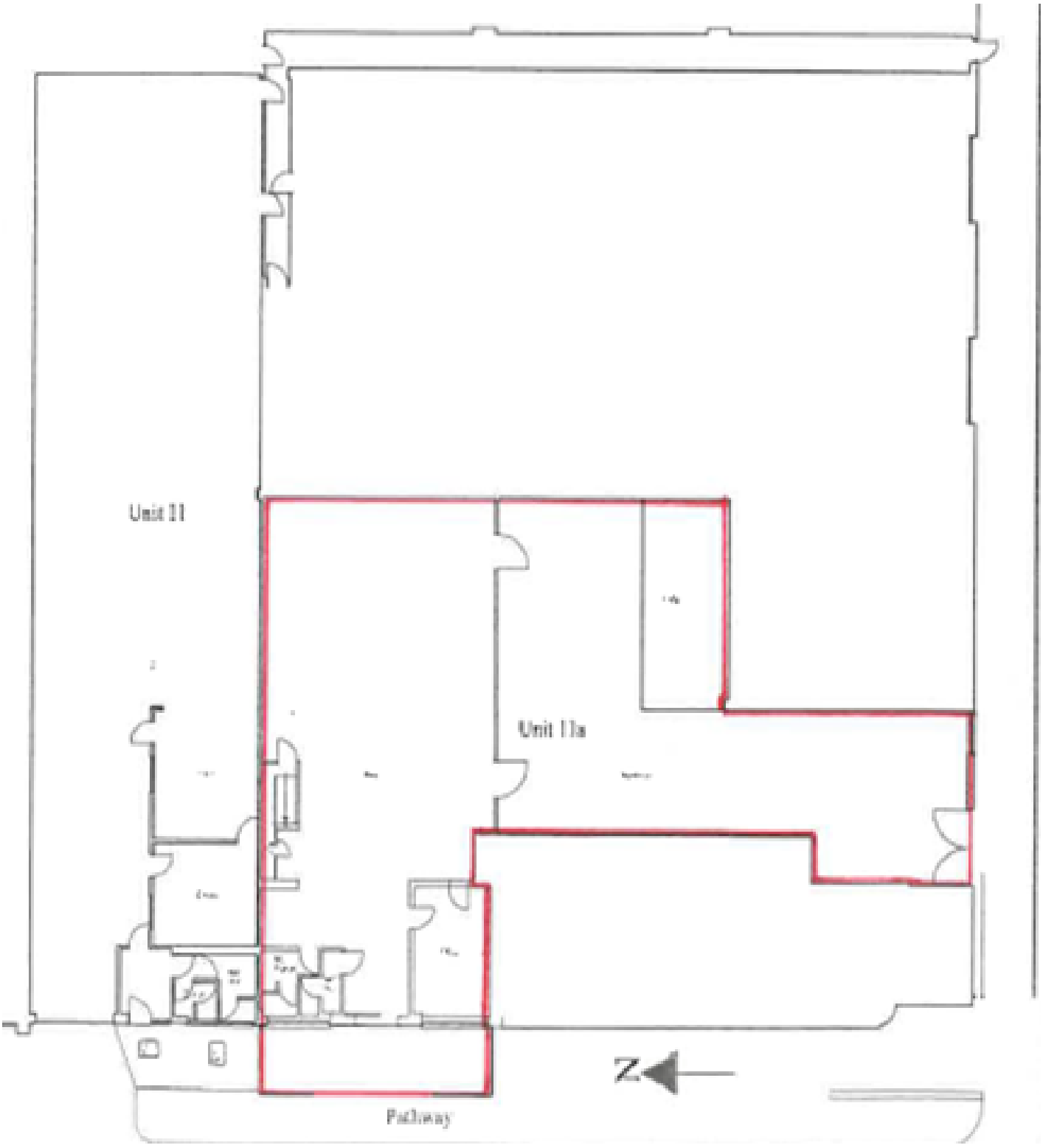









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Unit 11
Unit 11a
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Pathway