



PLEASE NOTE: The Landlords are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering into a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included.



WILLIAMSON
DACE | BROWN



11a Garman Road Tottenham N17 0UR.

- **Rent: £60,000 per annum exclusive.**
- **Light industrial / warehouse unit.**
- **Busy industrial estate.**

A prime, light industrial/warehouse unit on a busy industrial estate in Tottenham. Ideally located for road links to the A406, A10, M11 and M25. There are a mixture of trades in Garman Road to include motor, trade outlets, self storage and wholesalers.

Total approximate area, 336m² (3,622ft²).



WILLIAMSON
DACE | BROWN

Williamson Dace Brown

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PROPERTY
CONSULTANTS

CHARTERED
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AGENTS

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CENTRAL

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)

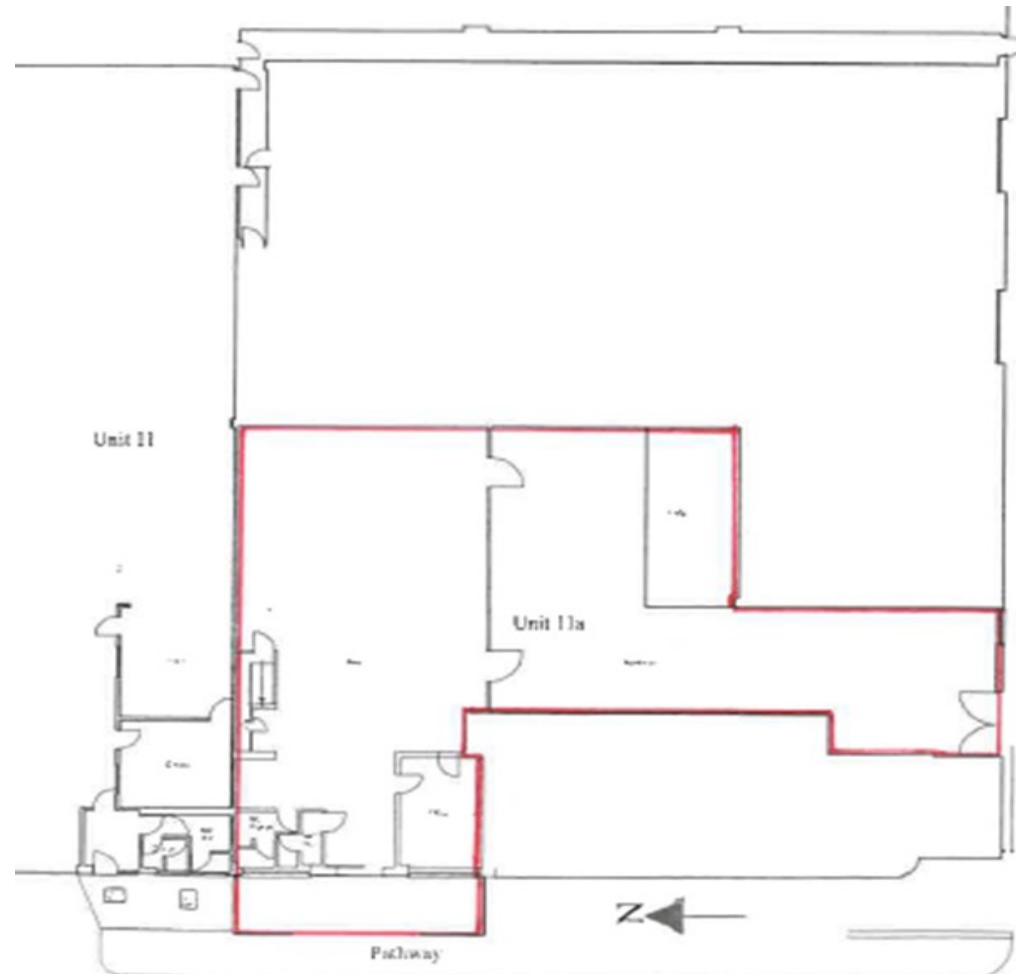
Gross Internal Area

336.55m² (3,622 ft²)

Please see layout plan.

- Unit available from 1st May 2025.
- 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.







Terms

The unit is available to rent under a new full repairing and insuring lease on flexible terms at a starting rental of **£60,000 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 2025-2026 - £11,452.05. Rateable Value is £38,250.

EPC

Rating is D 79.

Viewings By appointment only.

Letting and Managing Agents

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