



First Floor Office Studio Space

TO LET

Within walking distance of Tottenham Hale Station

3,100 sq ft

First Floor Unit 3, Millmead Industrial Estate, Millmead Lane, Tottenham, N17 9QU

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

The premises are situated within the Millmead Industrial area of Tottenham close to Tottenham Hale interchange which provides over ground services to London Liverpool Street and underground services via the Victoria Line to Central London. There are also numerous bus services from the Tottenham Hale bus interchange.

Description

The premises comprise self-contained first floor space arranged as several rooms with excellent natural light and therefore suitable for office/studio space. There are male and female WC's as well as a tea point. The accommodation is centrally heated with perimeter trunking and benefits from double glazing.

Accommodation

3,100 sq ft with 4 parking spaces.

Lease

The property is available on a new effective full repairing and insuring lease for a term by negotiation.

Rent

£46,500 per annum exclusive.

Business Rates

To be assessed.

Legal Costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available to interested parties for inspection.

Legal Costs

Each party is responsible for their own legal costs in relation to this transaction.

Viewing/Further Information

By appointment through sole agents:

Cliff Bonnett

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