



BRUCE GROVE INDUSTRIAL ESTATE

Moorefield Road, Tottenham, N17 6RA

Detached warehouse with 4,500 ft² yard to let

10,571 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	10,571 sq ft
Rent	£90,000 per annum
Rates Payable	£23,078.75 per annum
Service Charge	N/A
VAT	Not applicable
EPC Rating	Upon Enquiry

Key Features

- Detached warehouse
- Self contained site
- 4,500 ft2 yard
- 4.7m - 6m ceiling heights
- Adjacent to Bruce Grove Station (Overground)

Description

A large detached 1970's warehouse presently used by a builder's merchant. The warehouse is mainly open plan with a mezzanine floor and is made up of a steel frame with corrugated sheeting. There is a two-storey attached office building comprising three rooms, kitchenette and WC.

There are two access points into the industrial unit, the main from Moorefield Road and the other from Bruce Grove.

Location

The property is located on the north side of Moorefield Road, close to its junction with Bruce Grove (A10), in a popular and busy mixed residential and commercial location in Tottenham.

The property is opposite Bruce Grove rail station, and next to a Royal Mail sorting office. Shops and local amenities are available on Bruce Grove (A10), and High Road (A1010), including an Aldi supermarket.

The A10 provides access to the North Circular Road (A406) and Central London.

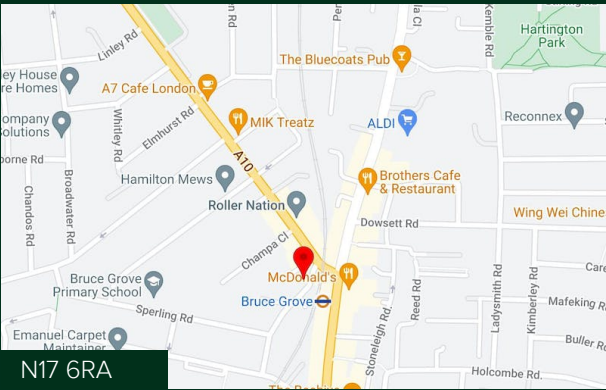
Terms

New lease direct from the Landlord for a term by arrangement.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	7,794	724.09
Mezzanine	1,997	185.53
1st	780	72.46
Total	10,571	982.08



Viewing & Further Information

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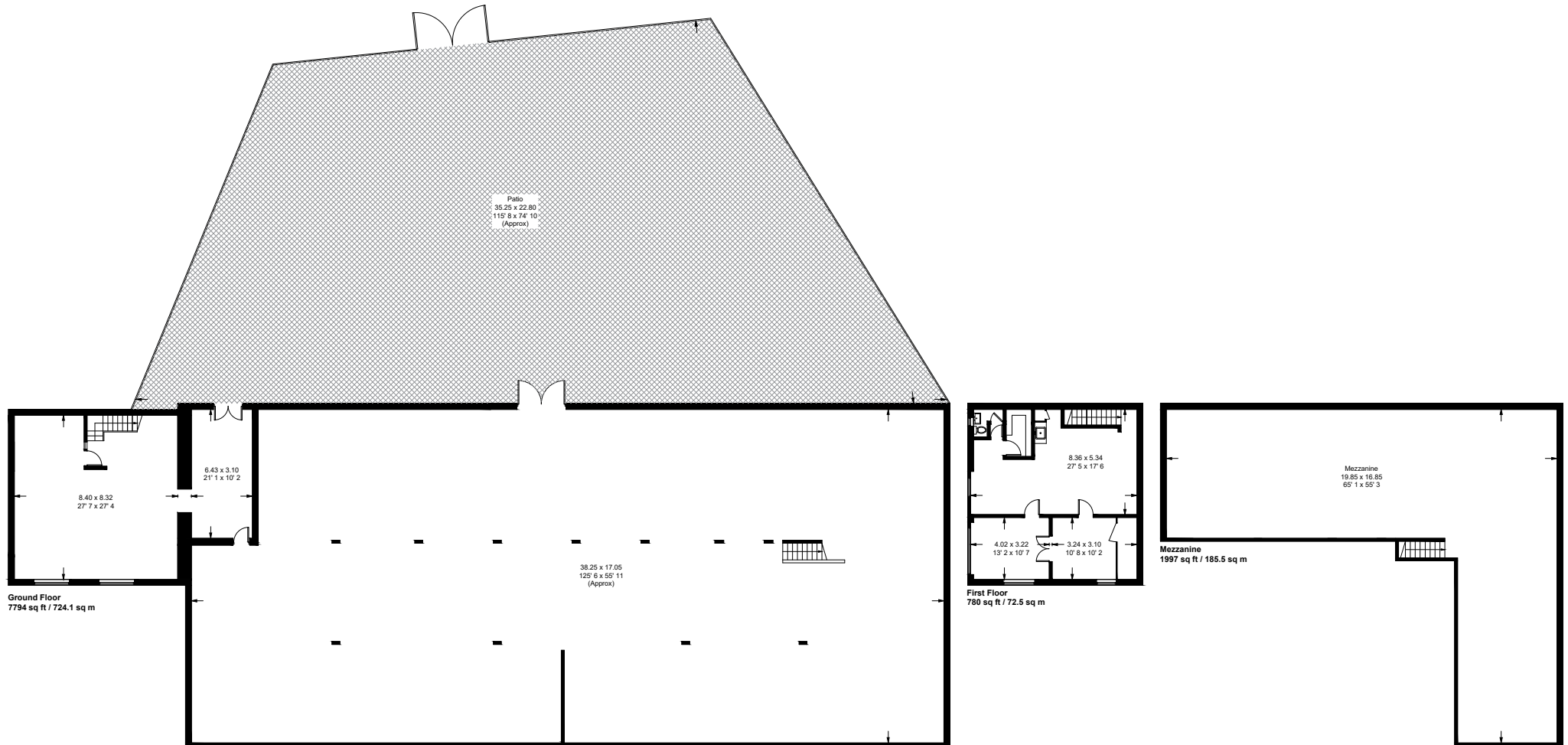
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Bruce Grove

Approximate Gross Internal Area = 10571 sq ft / 982.1 sq m



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