

# 21-23 MILL MEAD INDUSTRIAL CENTRE

MILL MEAD ROAD, TOTTENHAM, N17 9QU

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FOREST  
REAL ESTATE



# TO LET

## 6,915 TO 14,153 SQ FT

### Choice Of Two Warehouses From 6,915 ft2 Up To 14,153 ft2

#### Key Features

- Concrete Flooring
- Ancillary Offices
- Forecourt Parking
- Not VAT elected
- Two Loading Doors
- Ceiling Heights of 4m - 7m
- Available Now
- Mostly Open Plan Storage
- Within Walking Distance of  
Tottenham Hale Station

**21-23 Mill Mead Industrial Centre, Mill Mead Road**  
Tottenham, N17 9QU







## Description

A choice of two warehouses units of 6,915 ft<sup>2</sup> and 7,238 ft<sup>2</sup>. Both with mezzanine storage/offices.

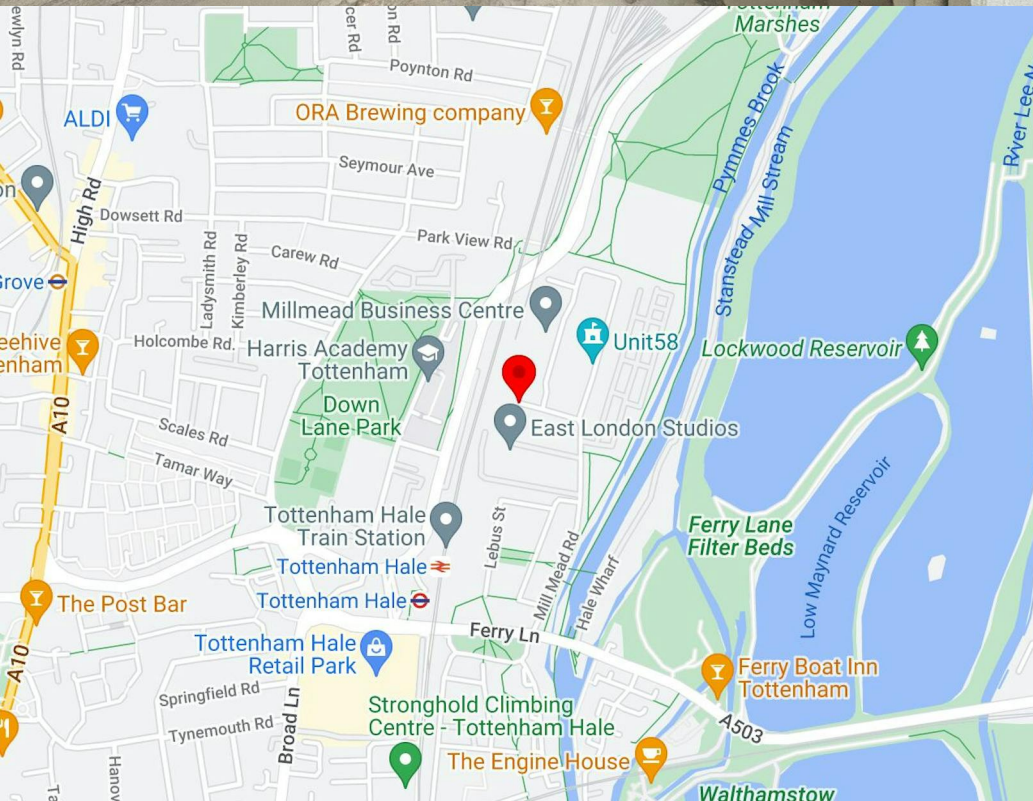
This versatile open-plan commercial unit offers a wide range of potential uses, making it an ideal space for creative storage, industrial workspaces, and office operations. Its adaptable layout can be tailored to suit various business needs, providing a flexible environment to accommodate your specific requirements.

The shutter doors are perfectly suited for seamless goods-in and goods-out operations. These doors not only enhance the unit's functionality but also streamline logistical processes, allowing for efficient and convenient movement of goods and equipment. Whether you're managing inventory, operating industrial machinery, or conducting daily office tasks, these shutter doors offer a practical solution to meet your operational demands.

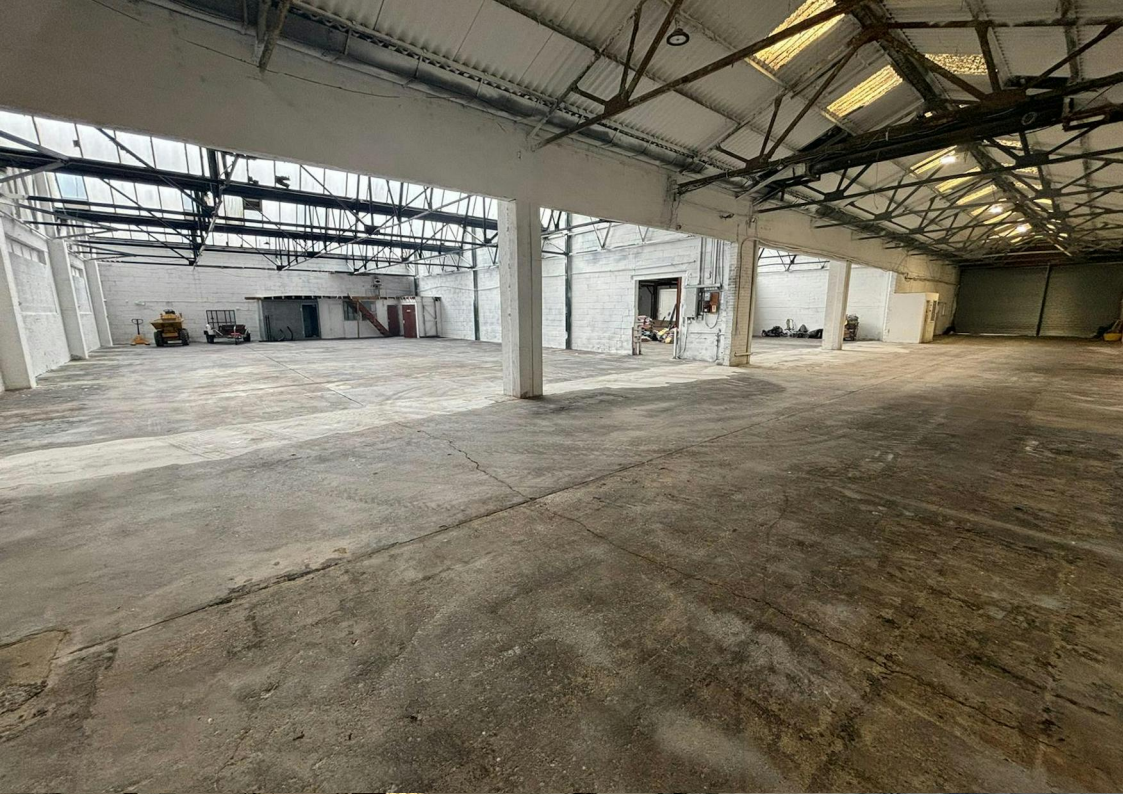
## Location

The unit enjoys proximity to a range of conveniences, including shops, restaurants, and coffee establishments.

The local area benefits from excellent accessibility via London Transport's bus and underground services, with Tottenham Hale just a short walk away. Additionally, the property is situated near a bustling highway that provides a convenient link between the North Circular Road (A406), A503 and A10.

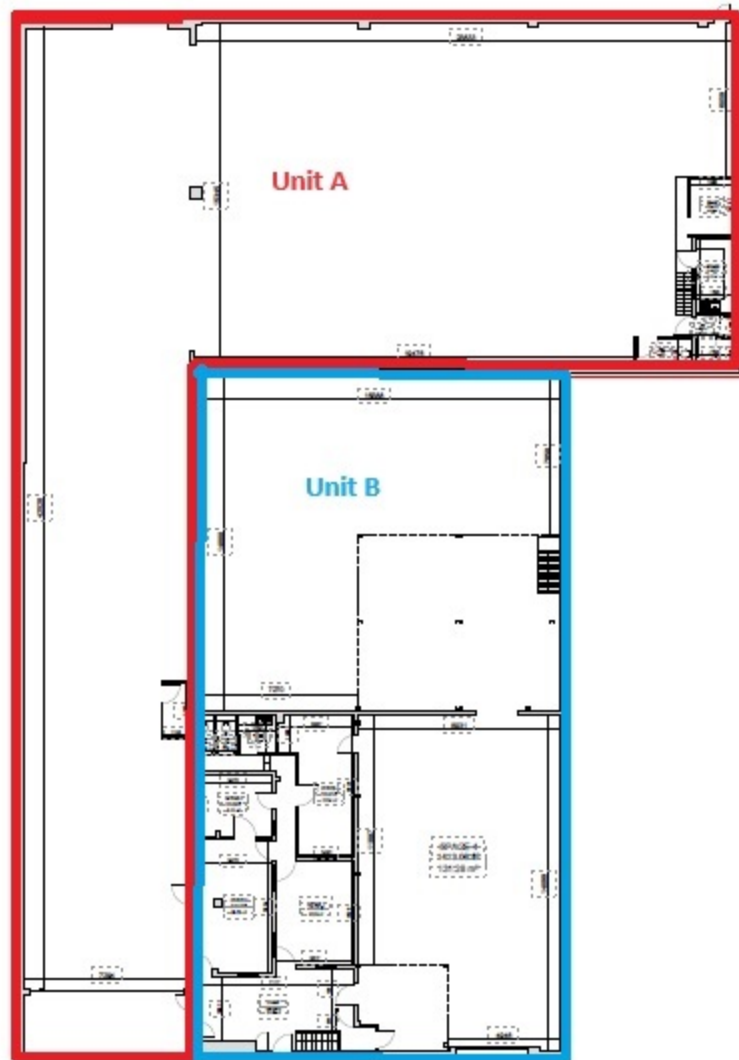




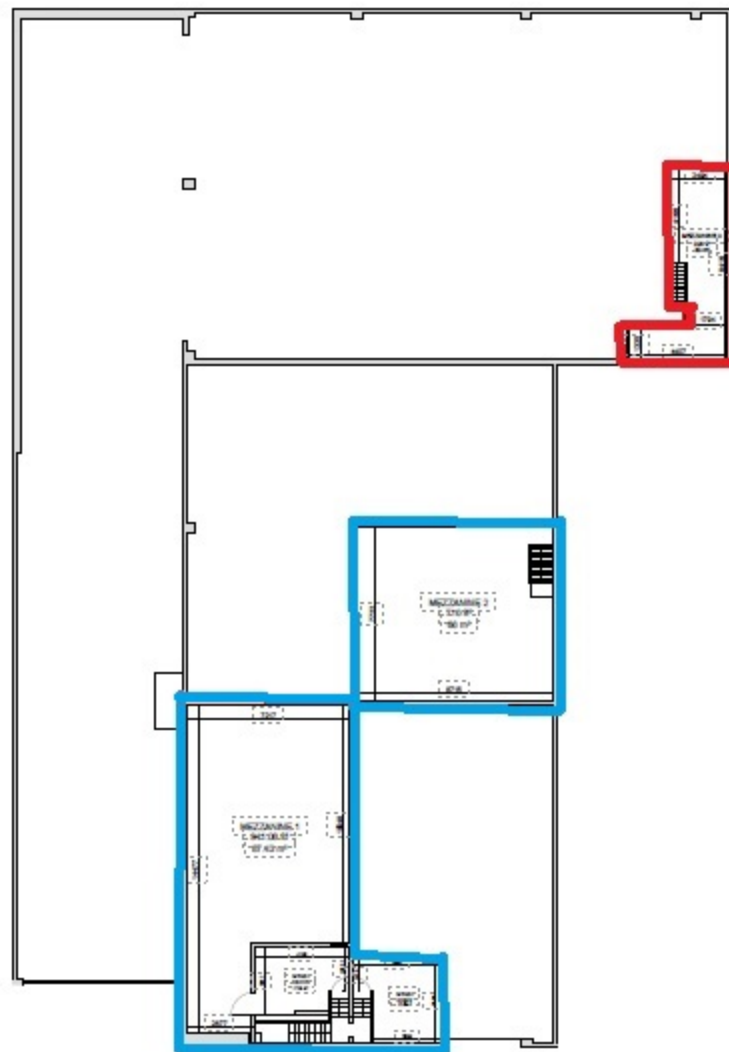




1

Ground Floor  
Scale: 1/200

2

First Floor  
Scale: 1/200

# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit A	7,238	672.43	Available
Ground - Unit B	6,915	642.42	Available
Ground - Unit A & B	14,153	1,314.86	Available

<b>Lease</b>	New Lease
<b>Rent</b>	£76,000.00 - £167,000.00 per annum
<b>Rates</b>	£3.70 per sq ft
<b>Service Charge</b>	£0.50 per sq ft
<b>VAT</b>	Not applicable
<b>EPC</b>	On application

# Contact

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