

Unit 8, Lockwood Industrial Park, Millmead Road, Tottenham, N17 9QU

FOR SALE

Freehold Industrial/Warehouse
5,855 sq ft / 544.0 sq m
Additional mezzanine 1,146 sq ft

Offers in excess of £2.3m

**Freehold Mid-terrace
Single-story
industrial/warehouse
unit, part of a terrace of
four units ideally for
occupation or
investment**



- Electric roller shutters
- Additional mezzanine 1,146 sq ft
- Three phase power supply
- Gas connection
- WC facilities
- Spacious yard
- Parking for up to 5 vehicles

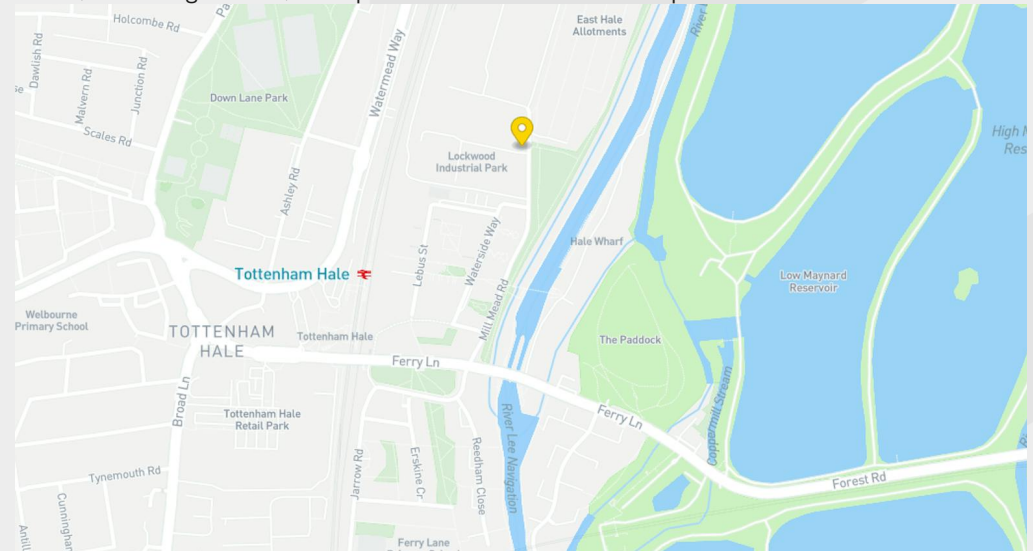


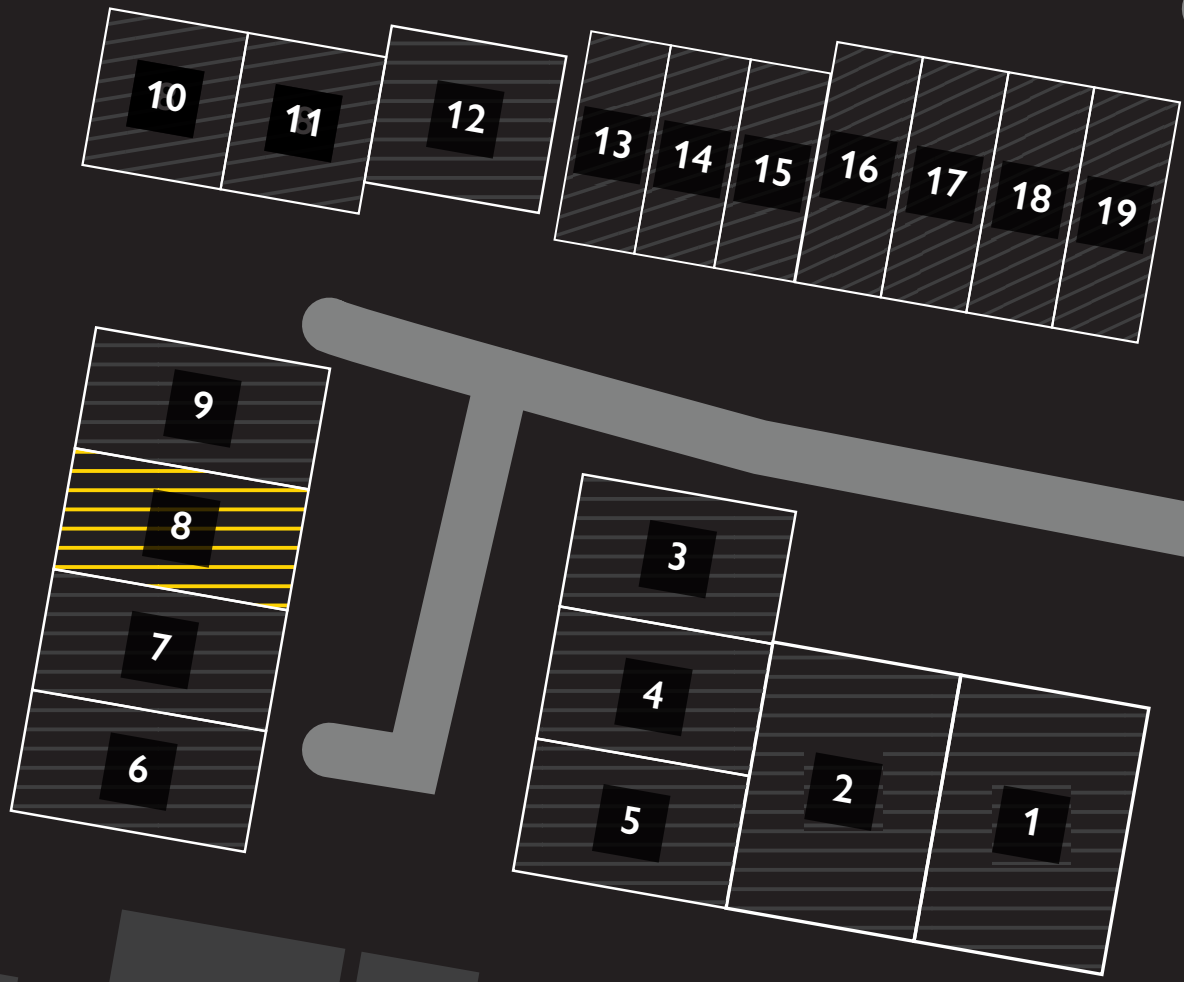
Description

The property is a mid-terrace, single-story industrial/warehouse unit, part of a terrace of four units. It has a primarily rectangular layout, with a forecourt allocated for loading and parking. The property is situated on a site area of 0.182 acres (7,927 sq.ft). The ground floor features an open-plan warehouse area alongside a store/office space. Above this is a first-floor office/mezzanine level that includes office accommodation, a kitchenette, and WC facilities, all finished to a high standard. Key features include electric roller shutters for loading access, a three-phase power supply, a gas connection (currently capped), and WC facilities. The main warehouse boasts an impressive eaves height of 7.39 meters, a spacious yard designed for loading, and parking capacity for approximately five vehicles. Sale of the freehold interest Land Register No. AGL497269, with vacant possession.

Location

The property is located within the east of London Borough of Haringey on the west side of Mill Mead Road. To the south of Mill Mead Road leads to A503 Ferry Lane, which links to the west A10 Broad Lane, and to north A1055 Waterhead Way. Access to central London to the south via the A10, from the A503, and access to the A406 North Circular Road to the north is via the A10, the A1055 and access to the M11 is via the A503 Ferry Lane/Forest Road to the east. There are numerous bus routes along A503 Ferry Lane and in a short walking distance 0.3 miles southwest is Tottenham Hale Station provides London underground Victoria Line service and Greater Anglia service to and from London Liverpool Street, Cambridge North, Bishops Stortford and Stansted Airport.





Mill Mead Road

Lebus Street

Waterside Way



Available



Occupied

Accommodation/Availability

Unit	Sq ft	Sq m	Availability
Ground	5,220	484.95	Available
1st	635	58.99	Available
Total	5,855	544.0	
Mezzanine	1,146	106.47	Available

Tenure

Sale of the freehold Land Registry No. AGL497269, with vacant possession.

EPC

C

VAT

Payable

Business Rates

Current rateable value £108,000
(1st April to present)

AML

The successful purchaser will be required to comply with Strettons and the FCA'S anti money laundering requirements

Contacts

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