

INCORPORATING...

brian **dadd** commercial

**TO LET**

**£40,000 (FROM) PER  
ANNUM**

- Warehouse/storage space
- From 2,000 sq ft to 5,167 sq ft (approx)
- Suitable for a variety of businesses
- Roller shutter
- 3-phase electricity
- Max ceiling height 14'11" (approx)

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

**R/O 456-460 HIGH ROAD, TOTTENHAM, LONDON, N17  
9JD**



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

### Location

Located at the rear of High Road, Tottenham. The High Road comprises a number of independent businesses and many multiple retailers, such as Superdrug, Holland and Barrett and Asda. The closest train station is Bruce Grove (Weaver Line) and the area is served by local buses. The A10 leads to the A406 (North Circular Road), which in turn provides access to the Motorway Network.

### Description

Comprising predominantly open-plan warehouse/storage space which previously formed rear retail space. The premises would be suitable for a variety of businesses and benefit from a water supply, 3-phase electricity and a roller shutter. The overall space has an area of 5,167 sq ft (480 sq m), although the landlord would consider dividing this to create 2 units, subject to a minimum unit size of 2,000 sq ft (185.8 sq m). There is also a maximum ceiling height of 14'11" (4.5 m). All measurements quoted are approximate only and based on Gross Internal Area.

### Terms

The whole premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £70,000 per annum. Alternatively, the landlord would also consider letting 2,000 sq ft (185.8 sq m) of space for £40,000 per annum.

### Business Rates

The premises will need to be reassessed by the Local Authority.

### Legal Costs

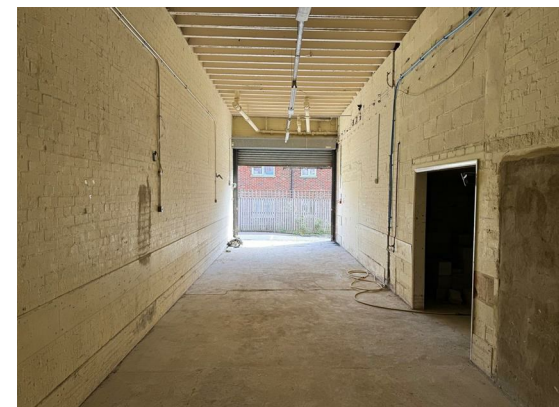
To be met by the ingoing tenant.

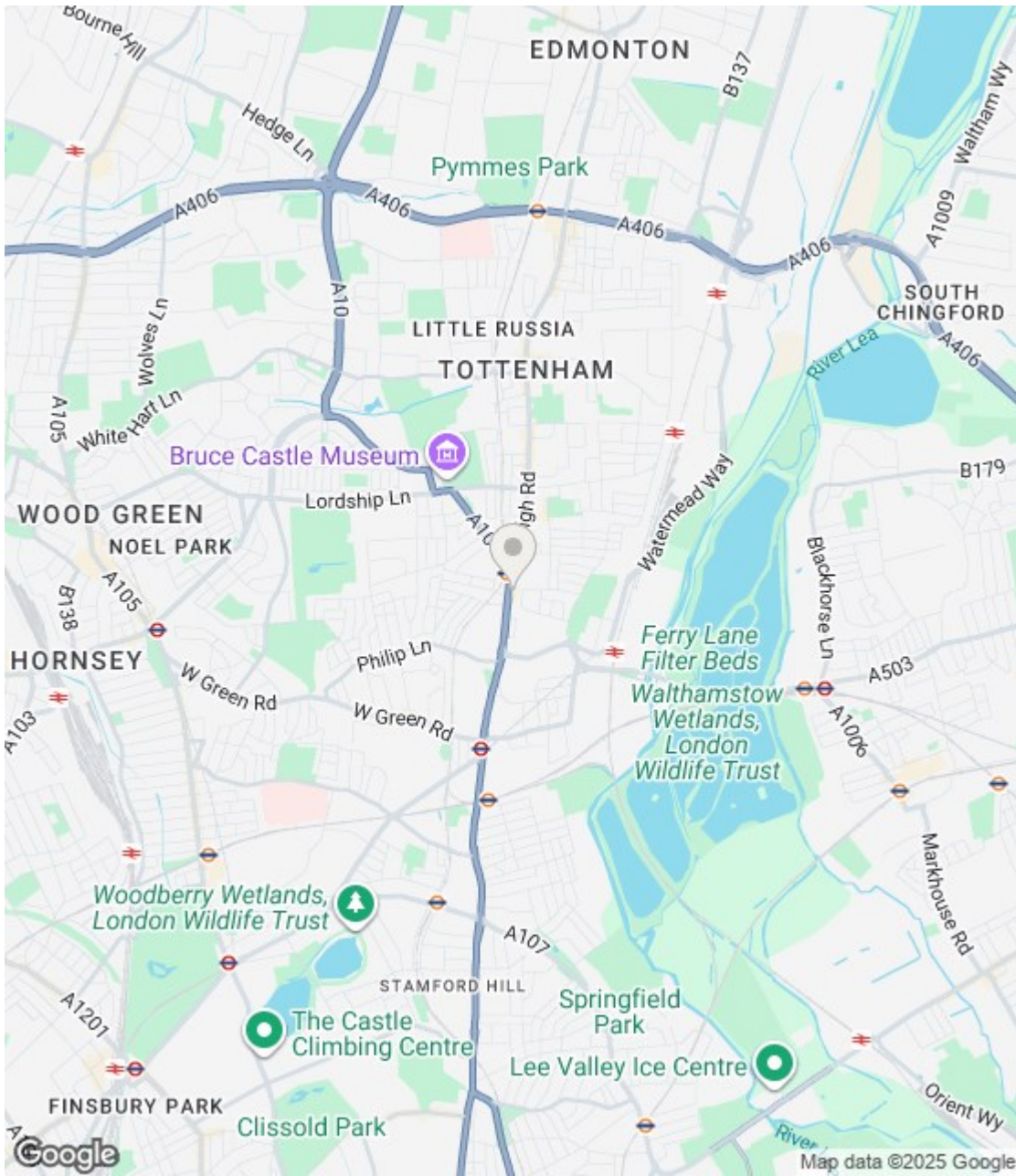
### Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

### EPC

The premises have an Energy Performance Certificate rating of D.





| Energy Efficiency Rating                    |                                                                                                              |           |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                      | Potential |
| Very energy efficient - lower running costs |                                                                                                              |           |
| (92 plus) <b>A</b>                          |                                                                                                              |           |
| (81-91) <b>B</b>                            |                                                                                                              |           |
| (69-80) <b>C</b>                            |                                                                                                              |           |
| (55-68) <b>D</b>                            | <b>67</b>                                                                                                    | <b>67</b> |
| (39-54) <b>E</b>                            |                                                                                                              |           |
| (21-38) <b>F</b>                            |                                                                                                              |           |
| (1-20) <b>G</b>                             |                                                                                                              |           |
| Not energy efficient - higher running costs |                                                                                                              |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



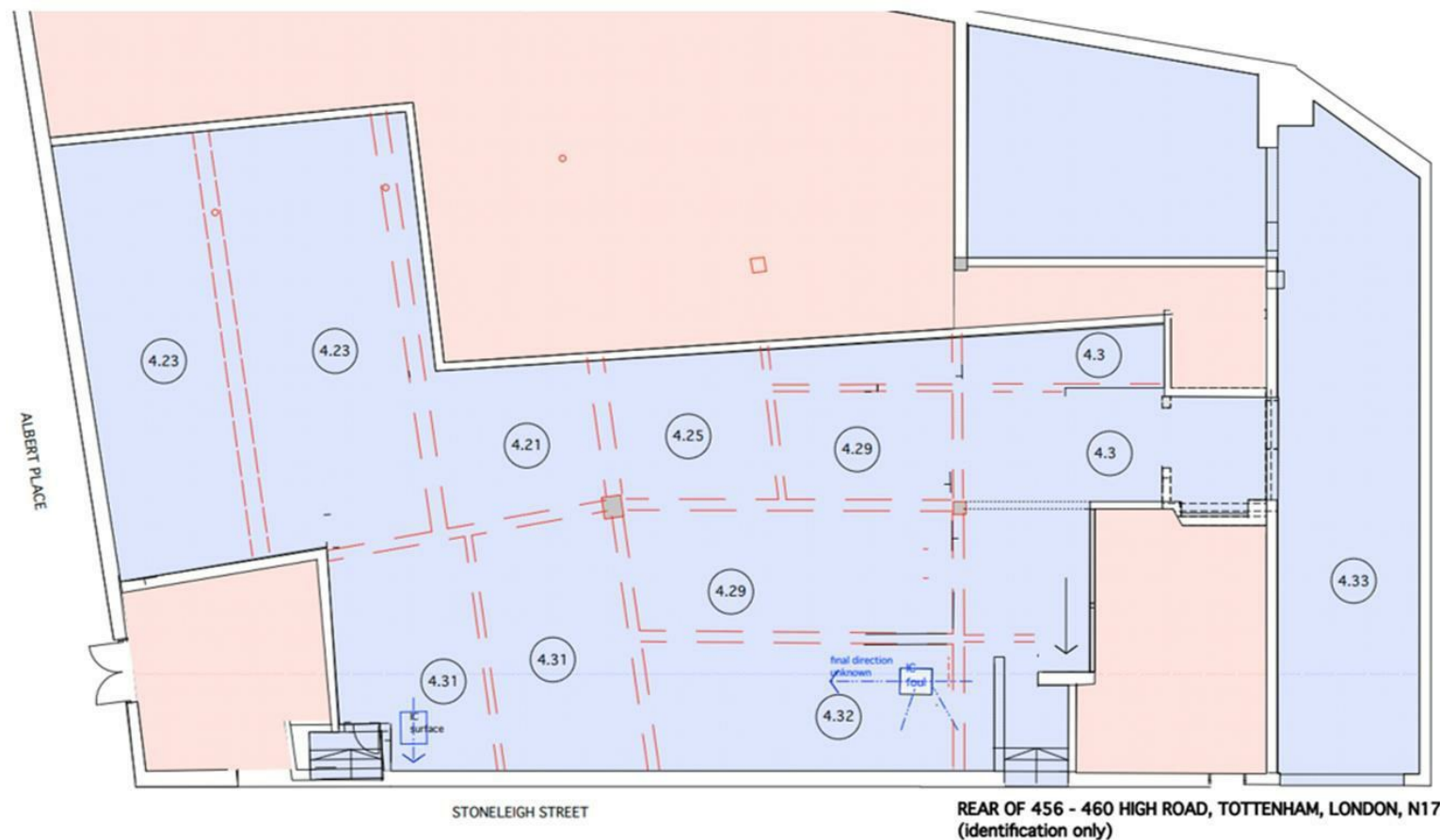
CLARKE  
HILLYER  
EST 1885

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