



# Studio Space // Warehouse To Let

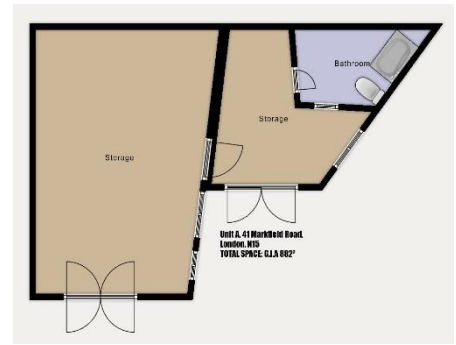
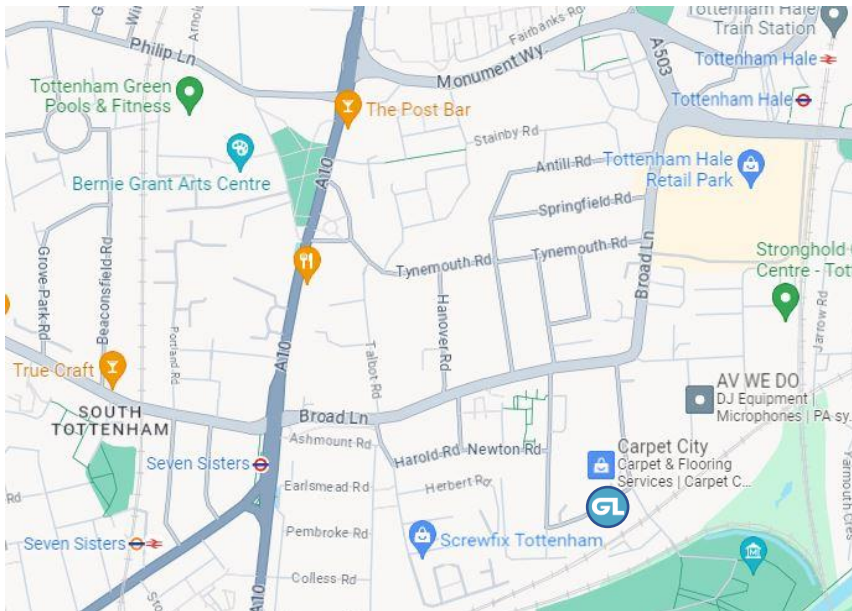
**Unit A, 41 Marksfield Road, Tottenham, N15 4QA**

882 SQ FT (82 SQ M.)

**Location:** This self-contained business unit is well located on Markfield Road, just off the A10 one-way system. The location provides fast effective road links, with the North Circular being approximately 2 miles North and Central London approximately 5 miles South of the property. Tottenham Hale (Victoria Line Underground & Overground) & Seven Sisters (Victoria Line Underground & Overground) Stations are both within easy reach of this property.

**Description:** This self-contained unit has undergone extensive refurbishment, is self-contained & comes with secure parking for one car. The property benefits primarily from open plan space with one separate room and has good natural light throughout. There are various local amenities within close reach and the area is popular with creative businesses, light industrial users & small-scale ventures.

- GL Good transport links
- GL Bright Space
- GL Refurbished
- GL Secure Unit
- GL Parking



**Terms:** To Be Confirmed.

**Rental:** In Region of £2,500 Per Month.

**Service Charge:** TBC.

**Rates:** This property should be eligible for full business rates relief subject to satisfying the conditions. For more information please contact the Local Authority (Haringey Council – 0208-489-1700).

**EPC:** Energy Performance Rating is 'TBC'.

**Referencing:** A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

**Virtual Tour:** [Click here to see a video tour of the property.](#)

**LEGAL COSTS:** Each Party To Be Responsible For Their Own Legal Costs.

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## Viewing & further information

Strictly by prior appointment

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