



Units 8A and 8B The High Cross Centre, Fountayne Road, London, N15 4QN

9,326 Sq Ft (866.41 Sq M) Offers in excess of £2,500,000

Freehold Industrial Unit For Sale

Key Features

2 x Electric Roller Shutters

Large parking area

3 Phase power supply

Electric heaters

Min eaves height 3.4m

Air conditioned offices

Alarmed

Kitchen/Canteen area

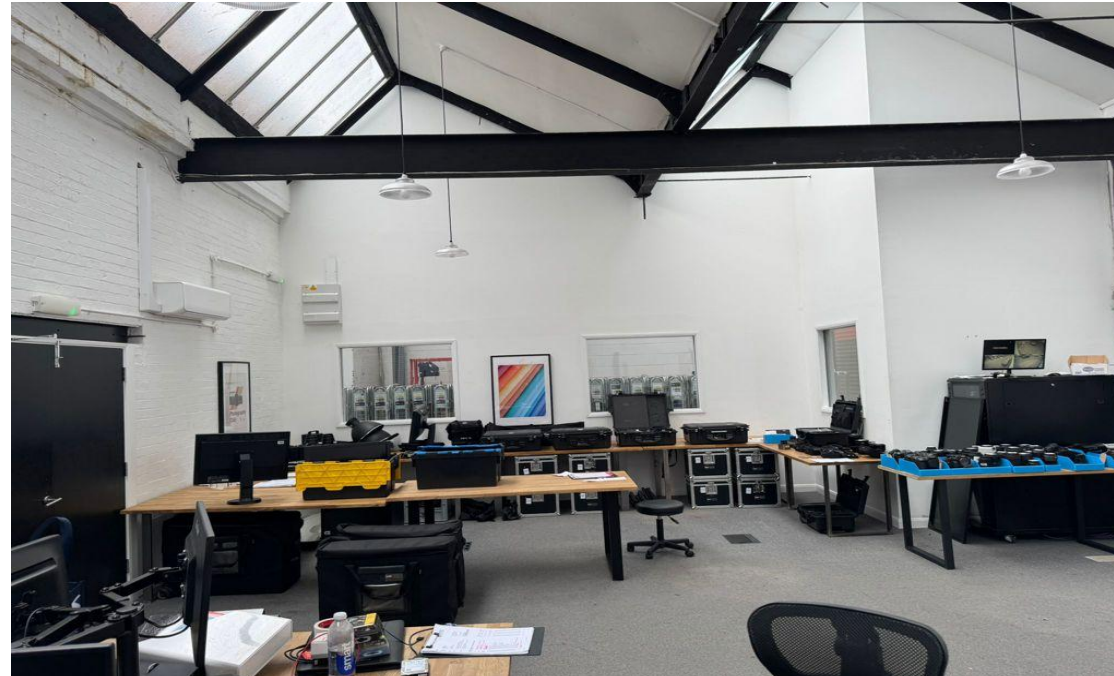
5 x W.C.s

No gas supply

Property Description

The property has a GIA of approx 9,326 sqft (866.41 sqm) with a large parking area of approx 797 sqft (74.03 sqm). The property benefits from 2 electric roller shutters, 3 phase power supply, electric heaters, internal air conditioned offices, a large kitchen/canteen area, a minimum eaves height of 3.4m, alarm and 5 x W.C.s.

The property is being offered for sale freehold with vacant possession





Location

The property is situated in the midst of this mixed use industrial estate in Tottenham, adjacent to the Tottenham Hale Retail Park which has multiples including Costa, Halfords, Burger King, Lidl, Boots and many more. The estate is directly off of Broad Lane and less than 500m (as the crow flies) from Tottenham Hale tube and overground train station.

Broad Lane joins directly up to High Road, Tottenham (at the junction with Seven Sisters Station) which joins up to Stamford Hill, Dalston and Hackney in one direction, as well as Bruce Grove, Edmonton and the A406 (North Circular) in the alternate direction.

Broad lane in the opposite direction joins up to Ferry Lane, Watermead Way and Forest Road, connecting Blackhorse Road and Walthamstow. The area is also serviced by multiple bus routes making it very accessible.



Price

£2,500,000 Offers in excess of

Service Charge

£3,090 p.a. approx

Rates Payable

£42,121 p.a. approx.

EPC Rating

83-98 D

Legal Costs

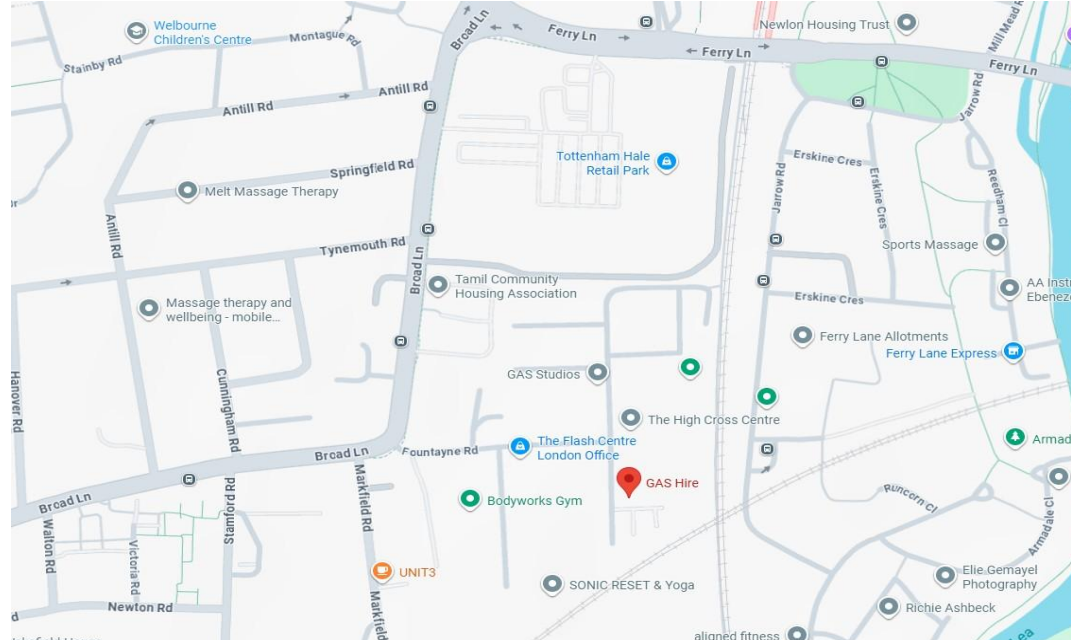
Each party to pay own costs

Referencing

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for anti money laundering checks. This fee is non-refundable.

Viewing

Via Sole Agents Only



IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.