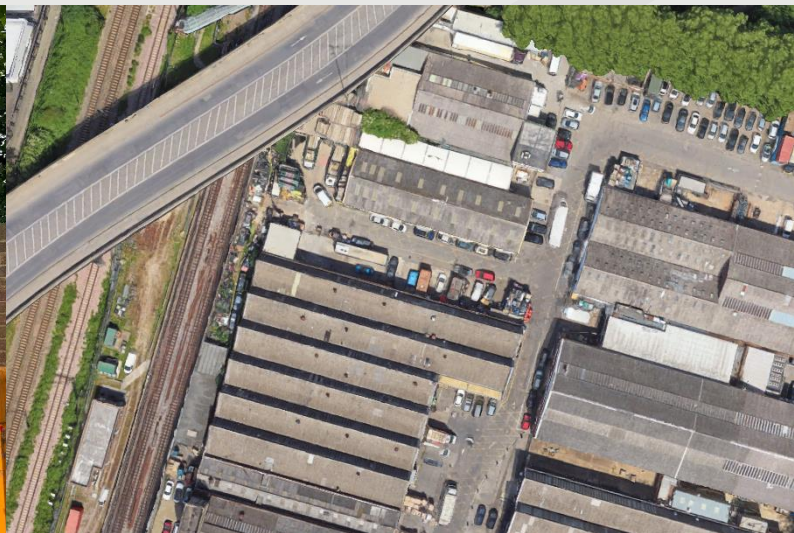




# FOR SALE

Unit 31 Millmead Industrial Estate, Tottenham,  
London, N17 9QU

Industrial Investment For Sale in Tottenham



# Unit 31 Millmead Industrial Estate, Tottenham, London, N17 9QU

## Description

The property comprises a mid-terrace industrial unit with a north-light roof construction, consisting of two north lit bays above brickwork elevations. The warehouse benefits from w/c's, a small office space, shutter, three phase electricity, two parking spaces and a loading area to the front.

- Shutter door
- Parking and loading
- 3 Phase Power
- Established trading estate

The property is currently occupied by a Private Individual using the premises for storage of car parts and car maintenance. A new lease has been agreed, for a term of 5 years, with an annual rent of £20,000 per annum (£14.90 psf) in year 1 and £25,000 per annum (£18.63 psf) for the remaining term. Copy of the lease and reference to an existing lease available upon request.

## Location

The unit is located on the Mill Mead Industrial Estate in Tottenham. Mill Mead Road runs south to the A503 Ferry Lane, which leads west to A10 Broad Lane, and A1055 Watermead Way, and east to Walthamstow and the M11/A406.

Approximately a quarter of a mile to the west is Tottenham Hale Station provides access to the London Underground via the Victoria Line, London Overground to and from Liverpool Street and Stansted Express. Tottenham is a town in north London, within the London Borough of Haringey. Tottenham borders Edmonton to the north, Walthamstow, across the River Lea to the east, Stamford Hill to the south, with Wood Green and Harringay to the west.

## Accommodation

	FT <sup>2</sup>	M <sup>2</sup>
Total Area	1,342	124.67

Tenure	Freehold Land Reg. Title NGL475103 with tenant in situ. Signed lease is available upon request.
Price	On Application
Business Rates	Each party are advised to make their own enquiries with London Borough of Haringey.
Service Charge	The service charge is recoverable by the lease. The annual charge for YE25 budget is approximately £966.73.
EPC	Available upon request.
VAT	Not elected
AML	The successful purchaser will be required to comply with Strettons' and FCA's anti-money laundering requirements.
Legal costs	Each party to bear own costs.

## Contacts

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Further Information [View on Website](#)

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