



GILMARTIN LEY

# Warehouse To Let - Tottenham N17

Motortrade uses considered

**Unit 18 Peacock Industrial Estate**  
**White Hart Lane,**

**LONDON, N17 8DT**



## Area

Gross Internal Area: 176 sq.m. (1,899 sq.ft.)

## Rent

£40,000 per annum (approx. £3,333 monthly) subject to contract

## Property Description

The property comprises a mid-terrace industrial unit arranged over ground and first floors.

The ground floor space is configured predominantly as open warehousing / storage space, with a single office, kitchen and WC. The space has an eaves height of 4.61m, rising to 6.06m and excellent natural light. The first floor mezzanine provides two offices / showrooms. The floor to ceiling height below the mezzanine first floor is 2.19m.

As well as traditional industrial warehouse / storage and distribution operations, the unit would lend itself to creative workspace, showroom, commercial catering and other alternative uses (STPP).

## Key considerations:

- > A new lease available
- > Highly desirable and strategic industrial location
- > Eaves height: 4.61m rising to an apex of 6.06m
- > Demised parking for 3 vehicles plus forecourt loading
- > Excellent communications via road and rail
- > White Hart Lane Station (London Overground): 150m
- > Tottenham Hotspur Stadium: 180m





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## Accommodation

Gross Internal Area: 176 sq.m. (1,899 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground floor	125.81	1,354	
Mezzanine	50.68	545	

## Property Location

The property is located with the Peacock Industrial Estate, an established industrial estate which lies adjacent to Tottenham High Road. Tottenham High Road has seen a significant regeneration as a result of the new Tottenham Hotspur Stadium development, with the development of residential, commercial, leisure and educational facilities.

The unit has unrivalled connectivity via road and rail. White Hart Lane station (London Overground) is within 150m of the unit, providing rapid services to Seven Sisters (Victoria Line) and London Liverpool Street within 4 and 25 minutes respectively, with Northbound services connecting to Enfield Town and Cheshunt.

**2023 Rateable Value** £12250.00

**Estimated Rates Payable** £490 per annum

**Service Charge p.a.** We have been advised by our clients that the estate charge is currently covered by event day parking for Tottenham Hotspur Stadium events - more details upon request.

**Premium** Nil

**Terms** A new lease available on terms to be agreed

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** London borough of Haringey

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <https://www.gilmartinley.co.uk/properties/31212>  
Rates  
EPC  
Offer Requirements Document

**Last Updated:** 04 Aug 2023

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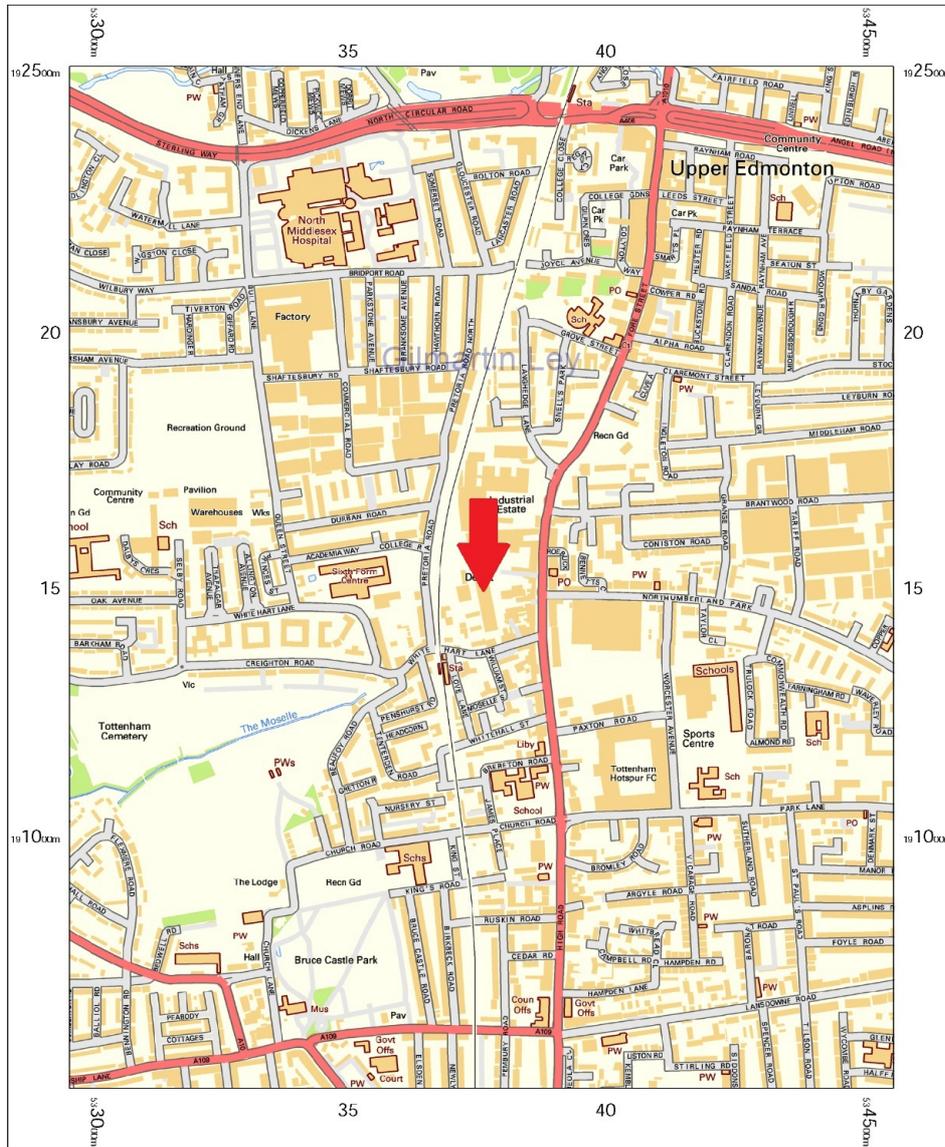


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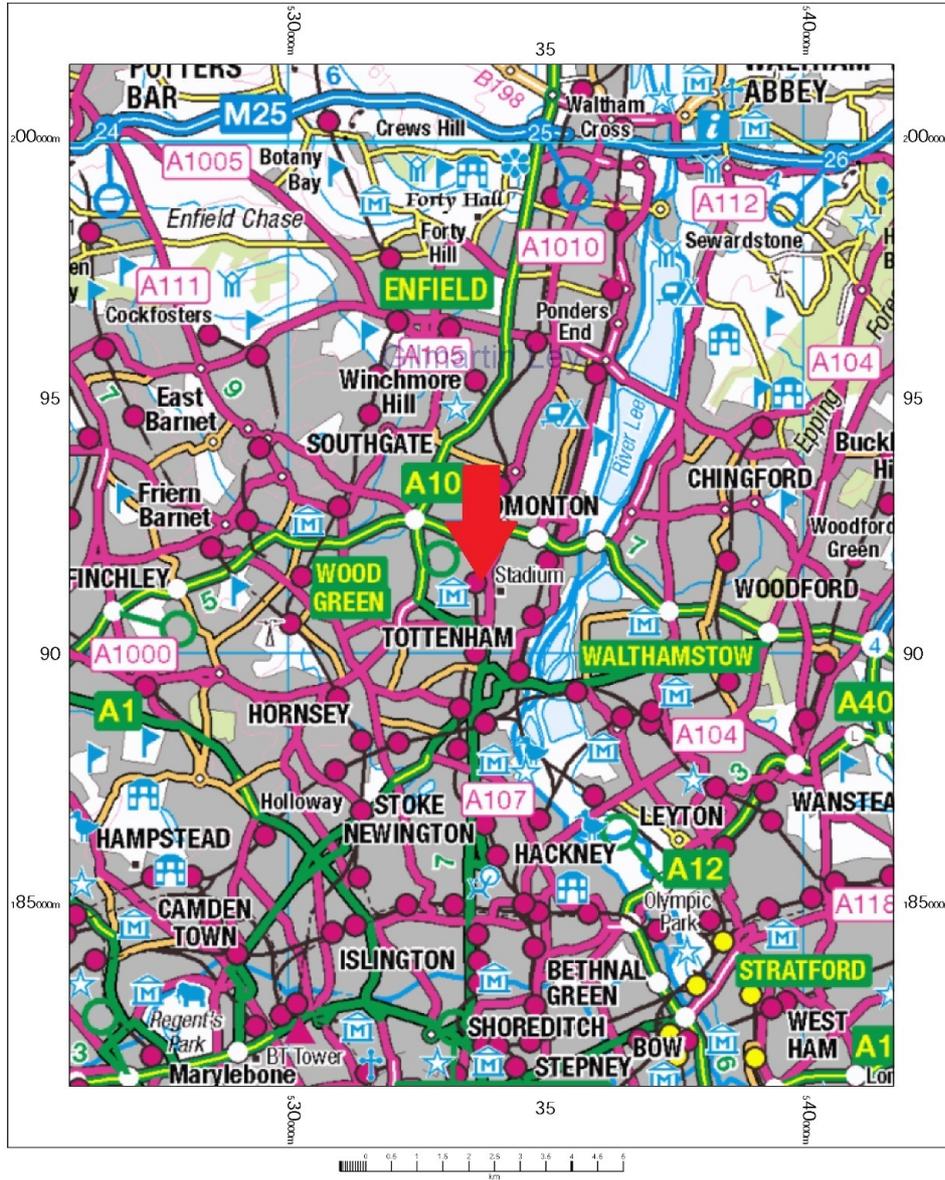


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<https://www.gilmartinley.co.uk/properties/to-rent/light-industrial/tottenham/london/n17/31212>

Our ref: 31212

Property Investment and Development Consultants  
 Commercial Estate Agents and Valuers  
 Chartered Surveyors and Estate Managers  
 Property Experts for North London

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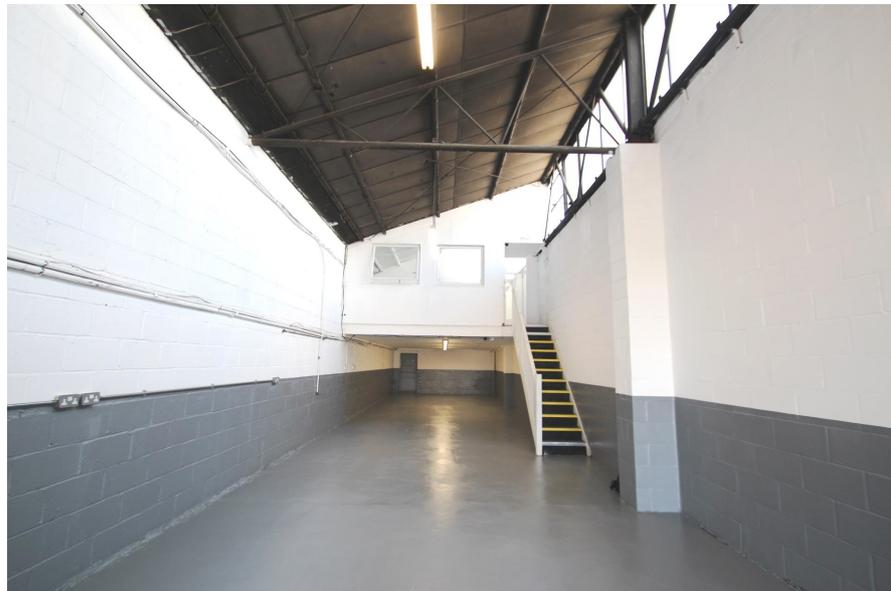
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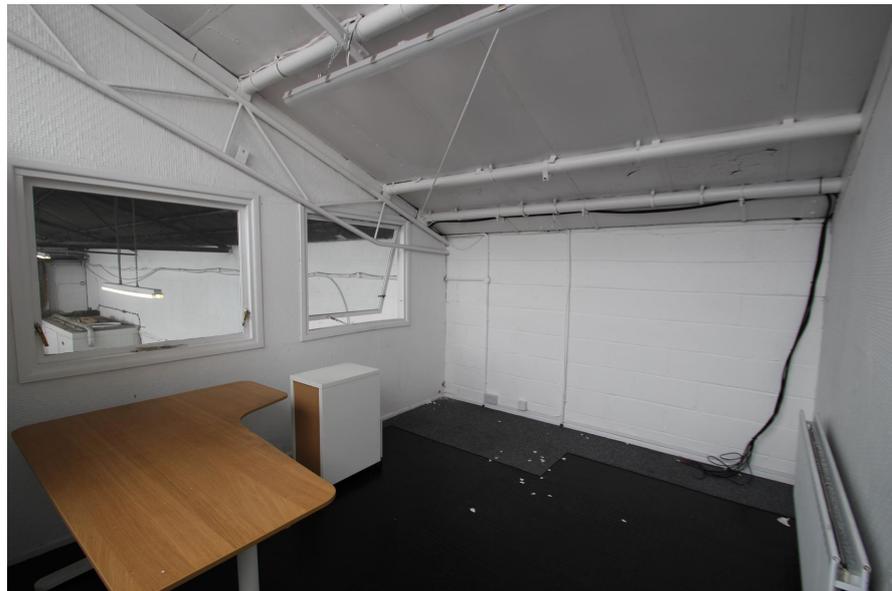
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