Office To Let - Bruce Grove N17

Situated 100m from Bruce Grove Station. 6 car parking spaces

Ground Floor and Basement Offices
6 Bruce Grove, Tottenham, LONDON, N17 6RA

To RENT

Area
Net Internal Area: 258 sq.m. (2,772 sq.ft.)

Rent
£55,000 per annum (approx. £4,583 monthly) subject to contract

Property Description
The property comprises the ground floor and basement offices of this four-storey, semi-detached, Grade II listed building.

The ground floor offices are split either side of the central communal corridor and provide offices, board room, stores, kitchen and separate WCs.

The offices have a high quality finish combining modern fittings with period features. The office spaces benefit from a suspended ceiling with LED lighting, perimeter power & data points, air conditioning and high quality fixtures and fittings throughout.

The basement space has internal and external staircase access and provides predominantly storage space which has historically been used as further office accommodation. The basement benefits from good natural light from both front and rear elevations and a floor to ceiling height of 2.18m.

Externally, the building has a generous forecourt car park with 6 of the 8 (end-on-end) car parking spaces and a secure rear courtyard area with separate storage building.

Key considerations:
> New lease available
> Net Internal Area - ground and lower ground floors: 242.65 sq.m (2,612 sq.ft)
> Storage building area: 14.88 sq.m (160 sq.ft)
> 6 demised car parking spaces
> Excellent communications via road and rail
> Bruce Grove Station (Weaver Line): 100m
> Tottenham Hale Station (Victoria Line and Stansted Express): 0.95km

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

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GILMARTIN LEY

Accommodation

Net Internal Area: 258 sq.m. (2,772 sq.ft.)

Areas	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	150.45	1,619	Offices, board room, stores, kitchen and separate WCs.
Lower Ground Floor	92.20	992	Storage space, historically used as office accommodation. Good natural light with fenestration in front and rear elevations. Floor to ceiling height of 2.18m.
Storage building	14.88	160	Storage building with roller shutter door, located in secure rear yard.
Car parking			6 demised (end-on end) car parking spaces

Property Location

The property is located on the western side of Bruce Grove (A10) less than 100m north of the intersection with High Road.

Bruce Grove is a well-connected and increasingly vibrant setting for both residents and businesses.

Bruce Grove Station (Weaver Line) is approximately 100 metres from the property, providing direct services to London Liverpool Street in around 20 minutes. Enfield Town and Cheshunt Stations to the north are accessible with travel times of circa 15 and 22 mins respectively.

Tottenham Hale Station (Victoria Line and Stansted Express), is approximately 0.95 km to the south-east. Seven Sisters is approximately 1.2 km to the south. Immediate access to a comprehensive local bus network provides further connectivity.

The immediate surroundings offer a growing mix of businesses, independent cafés, restaurants, shops and other amenities, with Tottenham High Road providing a broad range of places to eat and shop. The area has an increasingly established independent and creative character.

2023 Rateable Value £22250.00

Estimated Rates Payable £10680 per annum

Service Charge p.a. TBC

Premium n/a

Terms A new effectively fully repairing and insuring lease is available on terms to be negotiated. The property is elected for VAT.

The property is not VAT elected therefore VAT will be not payable on the rent.

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

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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/33814
Floor Plan
Energy Performance Certificate

Last Updated: 14 Oct 2026

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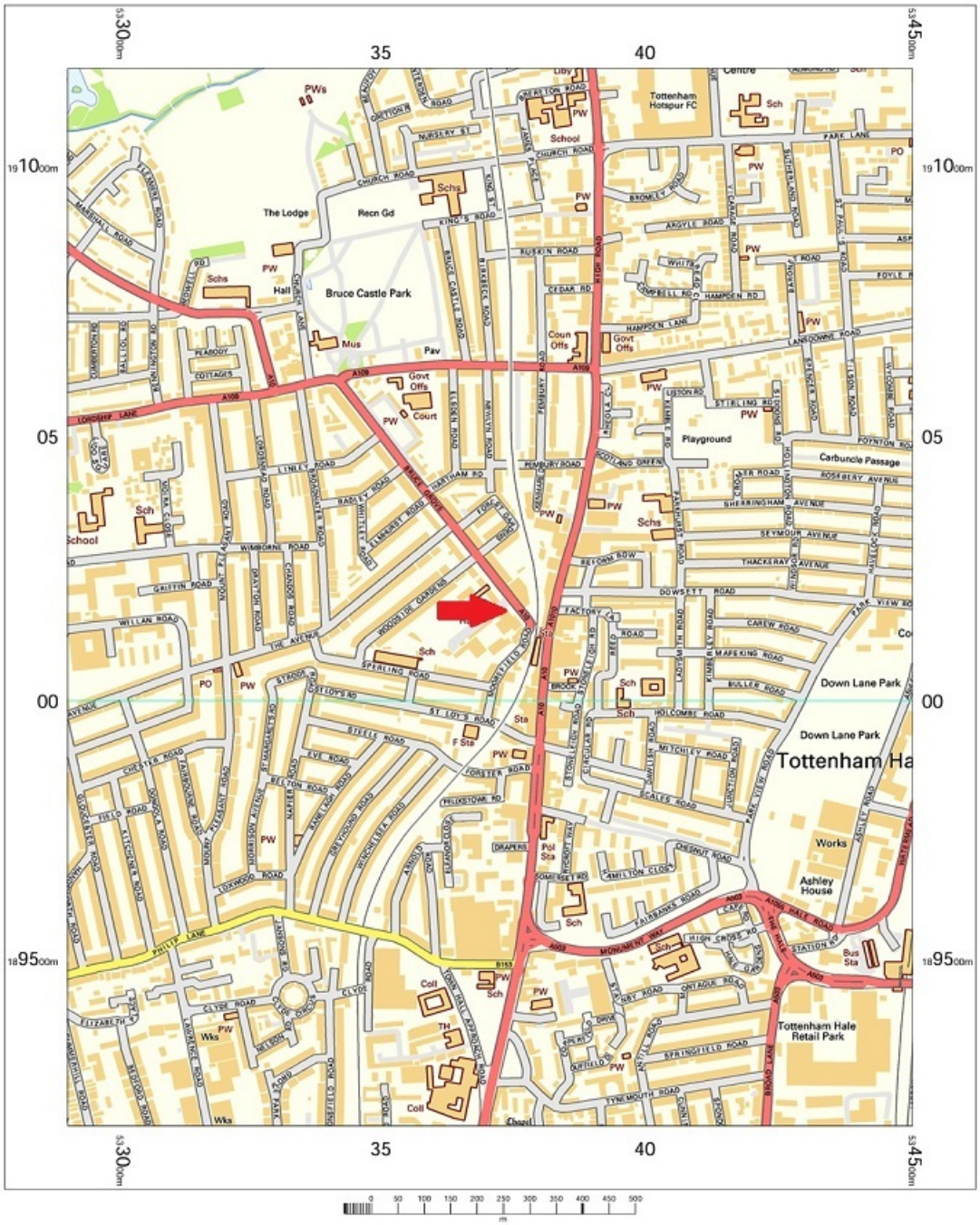

OS Streetview
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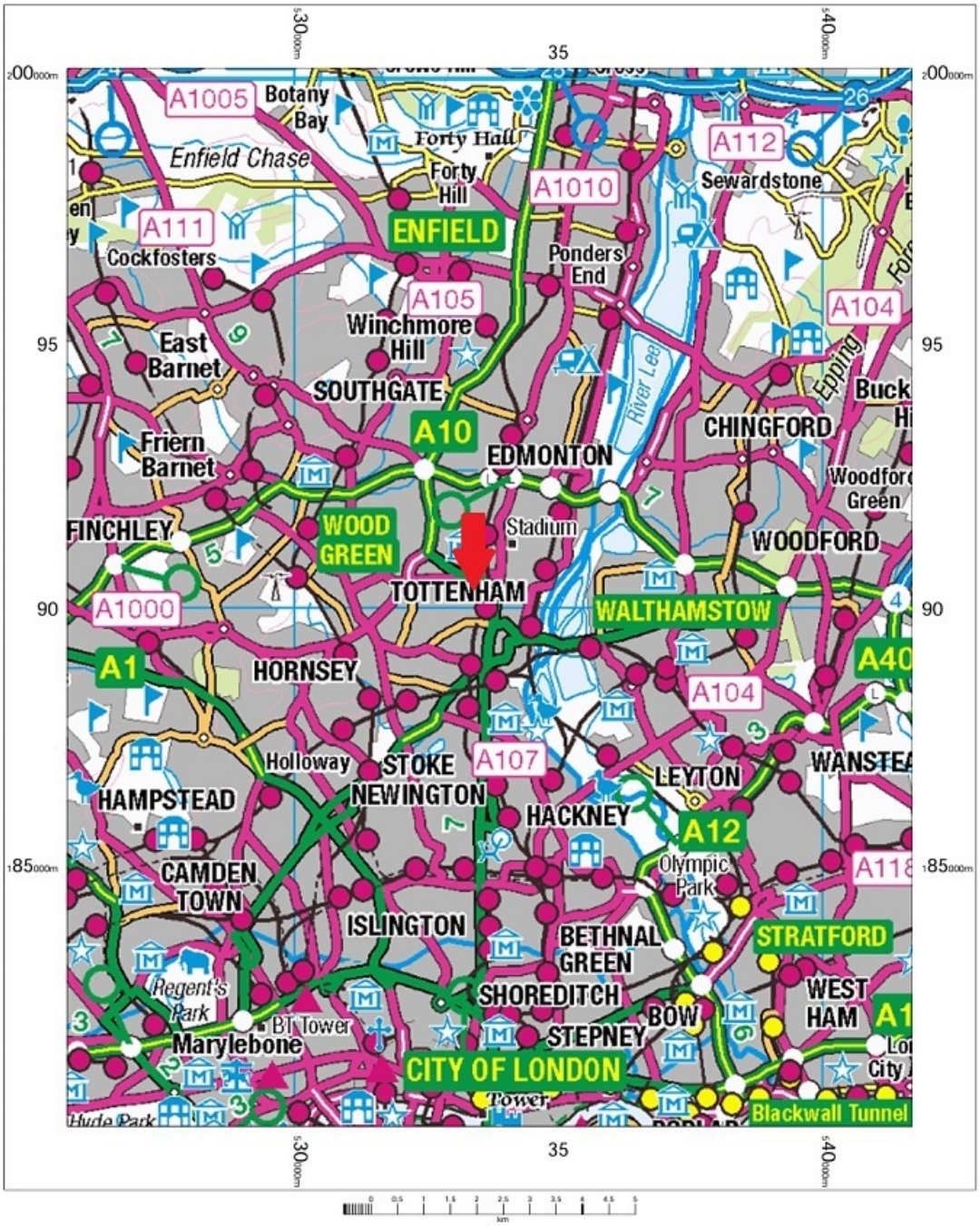

OS 250k scale raster
Wednesday, October 7, 2026, ID: CM-01300783
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