



Stephen James
Properties LLP

FREEHOLD INDUSTRIAL / WAREHOUSE UNIT

12,040 sqft (1119 m²)

Plus mezzanine 4,196 sqft (390 m²)

**REAR OF, 41 WEST ROAD,
TOTTENHAM,
LONDON N17 0RE**



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Stephen James Properties LLP, Unit 1, Martinbridge Estate, Lincoln Road, Enfield, EN1 1SP

Tel: 020 8344 0980 mail: info@sjproperties.co.uk

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Registered Office: Russell Bedford House, City Forum, 250 City Road, London, EC1V 2QQ.



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Location

The property is located on the western side of West Road, just south of the junction with Brantwood Road. Meridian Way (A1055) is less than a quarter of a mile to the east, providing access to the nearby North Circular Road (A406), Junction 4 of the M11, approximately 2 miles to the east and Junction 25 of the M25 approximately 4 miles to the north.

Description

The property comprises an older style, single storey, steel framed factory building with external brick elevations and a four bay north light roof. A small mezzanine office has been constructed and there are two further mezzanine areas offering storage with limited height and floor loading. The unit has two concertina loading doors approximately 3.8m wide and is accessed via a shared yard and service road.

Floor Areas

All floor areas are approximate only.

Factory/ warehouse		
Gross Internal Area	12,040 sqft	(1119 m²)
Mezzanine Offices	785 sqft	(73 m ²)
Mezzanine Storage	<u>3,408 sqft</u>	<u>(316.8 m²)</u>
Total mezzanine	4,196 sqft	(390 m²)

Tenure

Freehold with full vacant possession.

Price

£950,000 for the benefit of the freehold interest.

EPC

To be provided.

Rateable Value

Interested parties are advised to make their own enquiries to www.voa.gov.uk.

Viewing

Strictly by appointment with sole agents Stephen James Properties LLP,
Jeremy Dangerfield, jeremy@sjproperties.co.uk