

FREEHOLD FOR SALE SUBJECT TO LEASE

18,106 SQ FT ON 1.1 ACRES

Suitable for Owner Occupier or Development (Subject to Planning)

FOR SALE

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44 to 48 Garman Road, Tottenham, London, N17 0UL

Location

The property is located 6 miles north of Central London within the London Borough of Haringey. This is the main focus for industrial space within Tottenham and forms part of the Lea Valley Industrial area.

The property is situated on the western side of Garman Road, close to Northumberland Park station which provides frequent services to London Liverpool Street via Tottenham Hale, (Victoria Line). The property is therefore readily accessible to Watermead Way, which provides access to the North Circular Road (A406), one mile to the north and thereby the A10 Great Cambridge Road, M11 and M25 motorways. This is considered an excellent location from which to serve Central London and the wider Greater London area.

Description

The premises comprise a principal detached industrial building with ancillary buildings on a self-contained site with a large surfaced yard. The buildings represent a 40% site cover which is a relatively low site density for a property within North London.

The main warehouse is a 1930's north light roof building of brick construction with steel trusses providing a low clear height of 3.5m. Access to this building is via 3 loading doors on the north and south elevations. There are single storey offices on the Garman Road elevation with a separate reception entrance incorporating a kitchenette and WC's.

In addition to the main building there are 2 smaller detached buildings to the rear of brick construction with separate loading access.

The site benefits from a large concrete surfaced yard and therefore provides excellent loading and parking facilities.



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Accommodation

Main Warehouse:	15,802 sq ft
Lab/Storage:	1,590 sq ft
Storage:	<u>714 sq ft</u>
Total:	18,106 sq ft
Total Site Area:	1.1 Acres

Planning

The property is within the London Borough of Haringey and lies within an area designated in the Local Plan adopted in July 2017 as a Strategic Employment Land. A new Local Plan is currently being prepared.

Tenure

Freehold subject to a lease on terms to be agreed.

Price

Offers are invited for the freehold interest.

Business Rates

We have made an online enquiry of the Valuation Office and the property is listed with a current rateable value of £105,000.

Energy Performance Certificate

Main Office & Warehouse Building 44-48 Garman Road London N17 0UL	Energy rating C
Valid until 1 August 2032	Certificate number 7979-2440-6776-5052-2323

Further Information

A full information pack is available upon request.

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



CLIFF BONNETT

020 8342 2700

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sbh Page & Read conditions under which particulars are issued.

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