

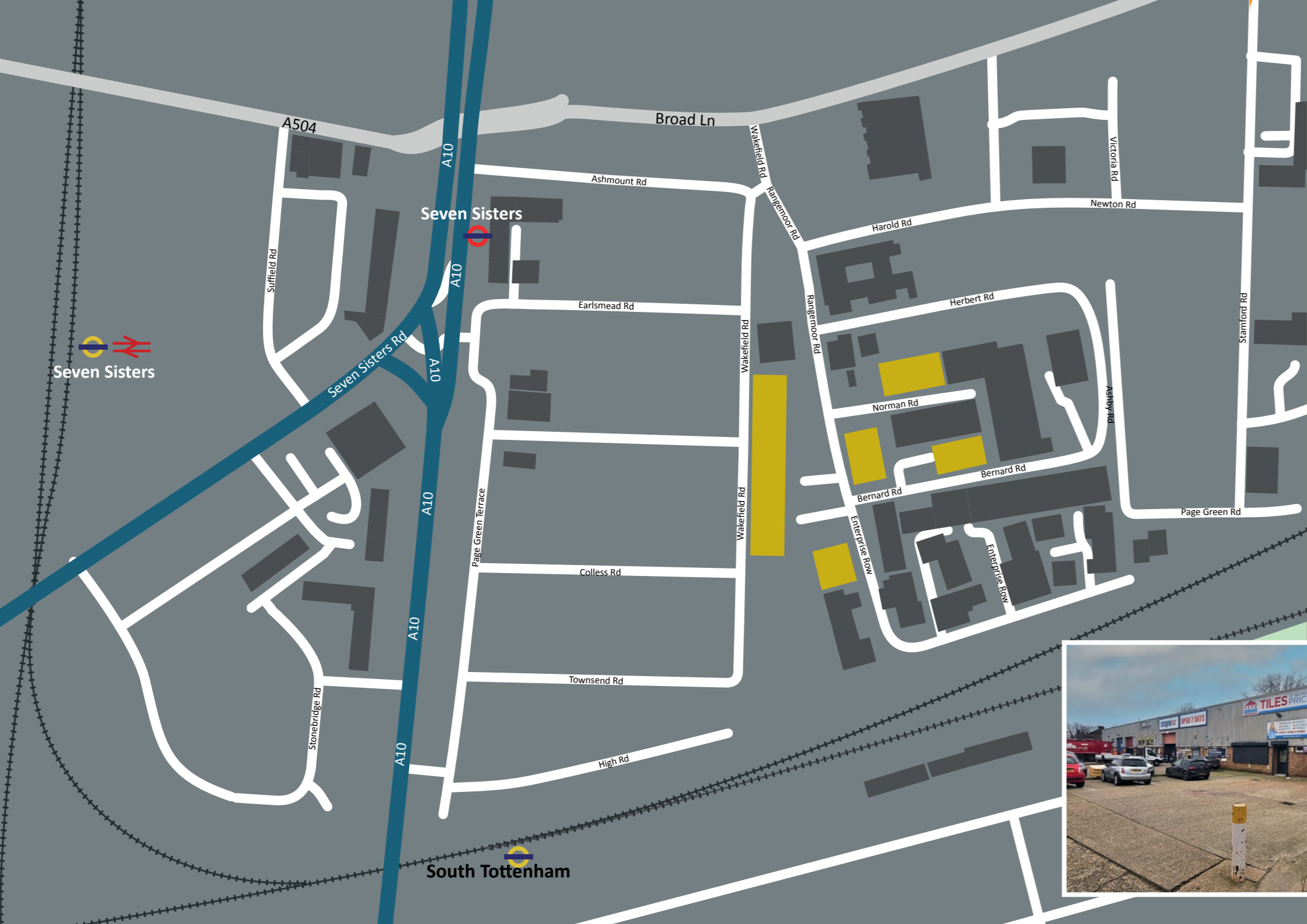
RANGEMOOR

INDUSTRIAL ESTATE

RANGEMOOR ROAD TOTTENHAM N15 4NE

TO LET

URBAN WAREHOUSE UNIT AVAILABLE
2,879 SQ FT (267.43 SQ M)



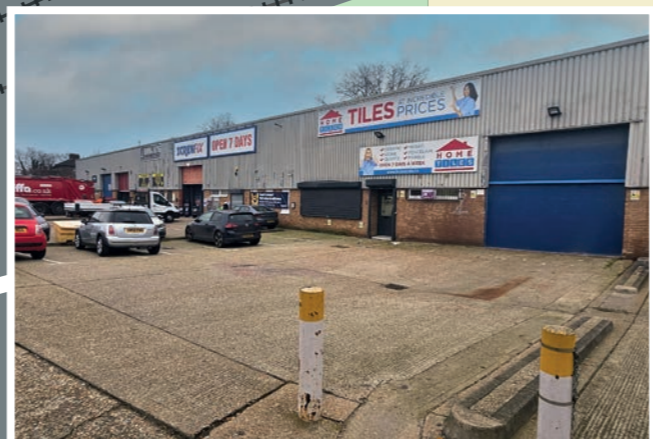
RANGEMOOR INDUSTRIAL ESTATE










DESCRIPTION

Rangemoor Industrial Estate is an established trade location with Screwfix and Toolstation on site. The units are of brick and steel framed construction with profile cladding to the external elevations, under profile clad roofs with translucent roof lights offering great opportunities for manufacturing, production, and logistics.

LOCATION

Rangemoor Industrial Estate is situated on Rangemoor Road, just off Broad Lane in South Tottenham, close to Seven Sisters Tube Station (4 mins walk). The location is approximately 4 miles north of Central London (via the A10) and 2.5 miles south of the A406.



-  STEEL PORTAL FRAME CONSTRUCTION
-  ATTACHED UNITS WITH SHARED YARD
-  SERVICE YARD
-  6M CLEAR INTERNAL EAVES HEIGHT
-  ROLLER SHUTTER DOORS
-  3 PHASE POWER
-  PARKING AND LOADING FACILITIES
-  INNER LONDON LOCATION
-  4 MINUTE WALK TO SEVEN SISTERS TUBE

“Rangemoor’s central location makes it perfect for businesses serving the London Market.”



ACCOMMODATION
UNIT 4

SQ FT (GIA)
2,879

SQ M (GIA)
267.43



“Just 4 mins walk from Zone 3 tube station, Rangemoor is an ideal location to attract staff”



RANGEMOOR

INDUSTRIAL ESTATE

TERMS

The unit is available by way of a new FRI lease for a term to be agreed.

RENT

Upon application

RATEABLE VALUE

Interested parties are advised to check with local authority.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

EPC

Unit 4 – TBC

ESTATE CHARGE

There is an estate charge levied in relation to the communal areas which can be provided upon request.

VIEWING

Strictly through sole letting agents.



Chris Wade

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Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

March 2024