



» LETTINGS
» SALES
» MANAGEMENT

OFFICE SPACES – TO LET



105 BRANTWOOD ROAD, TOTTENHAM N17 0DX

» **Rent:** £60,000.00pa

- Modern office/business unit
- Prime Location
- Potential for other uses (STP)
- Self-Contained



Size:
280 sq m (3000 sq ft)

Hackney Branch: 63 Stoke Newington High Street, London N16 8EL | **Phone:** 0207 241 6563
Enfield Branch: 517 Hertford Road, Enfield, EN3 5UA | **Phone:** 0207 112 8798
Website: www.routeestates.com | **Email:** pm@routeestates.com



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» LOCATION:

Strategically positioned in the heart of North London, Tottenham offers an exceptional central location, making it an optimal choice for last-mile logistics, distribution, and trade activities. The direct access to the A10 ensures seamless connectivity to the City of London, providing a strategic advantage for businesses.

Additionally, the M11 is conveniently situated just 6.3 miles away, and the M25 (J25) is reachable within 7.1 miles, facilitating efficient transportation across the entire UK. The property is also well-integrated into the public transport network, with Meridian Water and Northumberland Park stations a mere 3 minutes away, ensuring accessibility for both employees and visitors.

» DESCRIPTION:

The unit benefits from 3000sq ft of office space full with its fixtures and fittings. The floors consist of additional space such as separate kitchen and toilet areas along with communal space.

Other local amenities include a large TESCO superstore nearby, Powerleague soccer centre and Tottenham Marshes.

» BUSINESS RATES:

All interested parties are advised to make their own enquiries at (VOA) regarding business rates.

» SERVICES:

Mains electricity gas & water are believed to be available at the premises. Interested parties are advised to make their own enquiries of the relevant service providers.

» EPC:

The property has an EPC of D (83). A copy of the EPC is available on our website.

» ACCOMMODATION:

The accommodation totals 280 sq m (3,000 sq ft).

» VAT:

We understand that VAT will be charged on the rent.



» PLANNING:

The property has consent for office use only. Alternative uses may be suitable, subject to the necessary planning consents.

» LEASE TERMS:

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

» LEGAL COSTS:

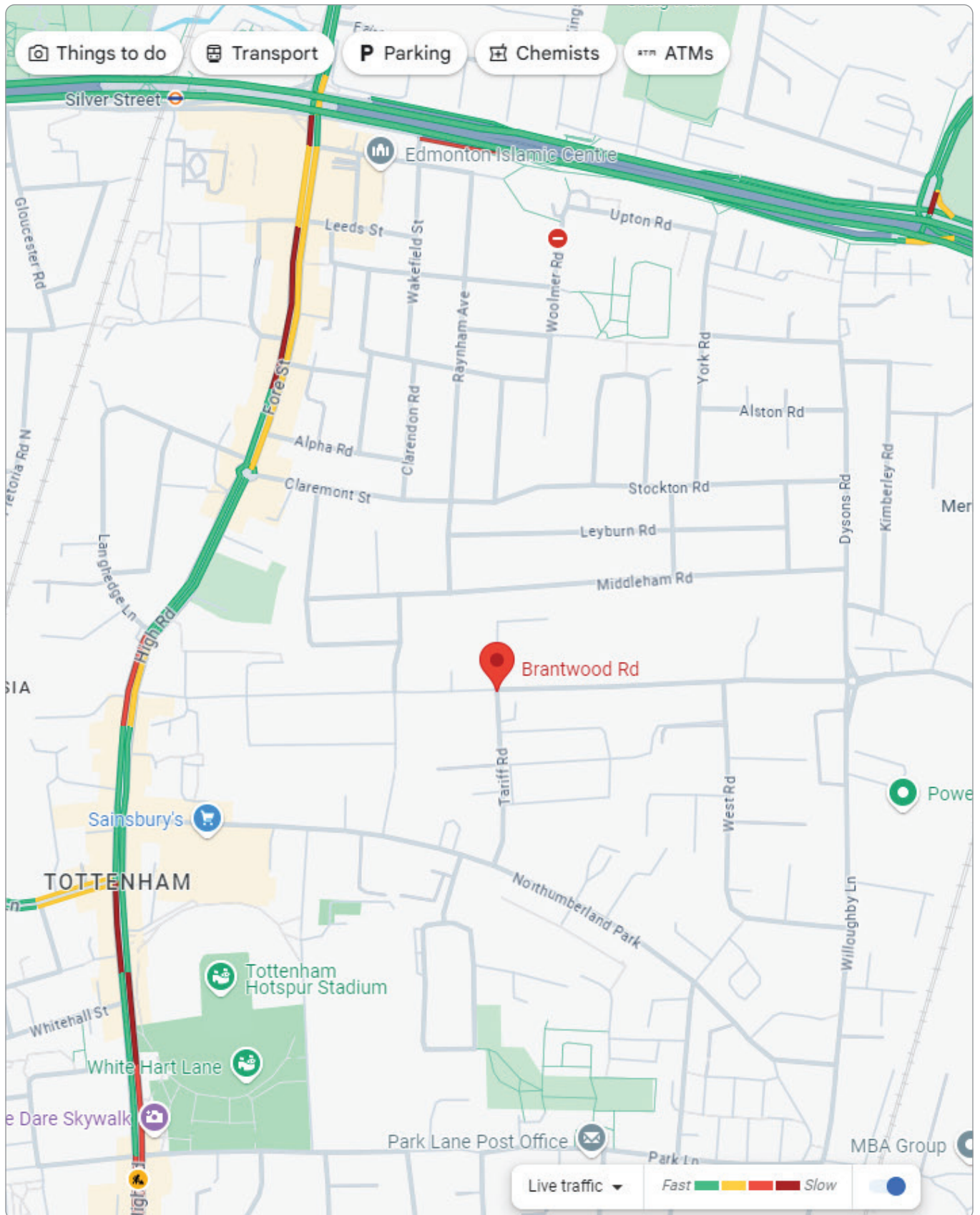
Each party will bear their own transaction costs.

» RENT:

The rent will be £60,000 per annum exclusive.

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