

PER ANNUM

**£62,550 Per Annum**

**Vale Road**

Tottenham, N4 1TD

#### LOCATION

The property benefits from excellent connectivity to the local and wider road network. The A406 North Circular Road is located approximately 1.5 miles to the north, providing fast access across North London and linking directly to the M25 Motorway, which is 10 miles to the north-east. This makes the unit particularly well positioned for logistics and regional distribution.

Public transport links are also strong. Seven Sisters Station is within approximately 0.7 miles, offering access to the Victoria Line and Overground services, while Tottenham Hale Station is around 1 mile away, providing further Underground (Victoria Line), National Rail, and Stansted Express connections.

Overall, the property benefits from a strategic North London location with excellent road and public transport accessibility.

#### DESCRIPTION

A well-presented ground floor light industrial unit situated within an established commercial area in Tottenham. The property offers a versatile open-plan layout, making it suitable for a variety of uses including light manufacturing, storage, distribution, or workshop space (subject to necessary consents).

The unit benefits from excellent natural light, good ceiling height, and convenient loading access, facilitating efficient day-to-day operations. The space is accessed directly from Vale Road, providing ease of entry for deliveries and staff.

#### ACCOMMODATION

Gross Internal Area: 2275 Sq ft (224.7 Sq M)

#### AMENITIES

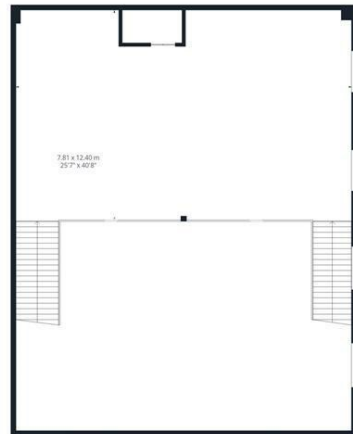
- Demised Loading Bay
- 6.45m Ceiling heights
- 3.3m Roller Shutters
- 3.15m Mezzanine height
- On site cafe
- On site parking
- 24/7 security and access
- On site Gym
- Cycle Storage







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

224,7 m<sup>2</sup>  
2419 ft<sup>2</sup>

**Reduced headroom**

5,1 m<sup>2</sup>  
55 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1,5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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