

TO LET

WORKSHOP, OFFICE AND YARD

TOTAL SITE AREA

600.4 SQ M (6,463 sq ft)



**59 Garman Road
Tottenham
N17 0UN**

- Large yard area
- Detached Office
- Detached workshop and store
- 3 Phase power

See important notice overleaf

020 8367 5511

bowyerbryce.co.uk 96 Silver Street, Enfield EN1 3TW
F: 020 8366 0818

Also at:

The Business & Technology Centre
Bessemer Drive
Stevenage, Herts SG1 2DX
T: 01438 816396
F: 01438 816396

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

Description

The property comprises a single storey workshop premises together with a small adjoining store and a separate single storey office at the entrance to the site and this is complimented by a large secure open yard area.

Location

The premises are situated on the east side of Garman Road close to its junction with Sedge Road which in turn junctions with Meridian Way (north south route) just south of the A406 North Circular Road. The location provides ease of access to serve the greater London area and is readily accessible to the A10 Great Cambridge Road, M11 and M25 motorways. Northumberland Park over ground station is within walking distance and provides regular services to London Liverpool Street with underground interchange at Tottenham Hale (Victoria Line).

Floor Areas

Floor areas are approximate only

	Sq ft	(Sq m)
Workshop and Stores	573	53.22
Offices	200	18.58
Yard area	5,690	528.6

Total Gross Internal Area	6,463	600.4
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Terms

To be let on a new full repairing and insuring lease for a term to be agreed.

Rent

£21,000.00 pa exclusive
All prices/rents are subject to VAT
SUBJECT TO CONTRACT

Business Rates

Rates payable 2011/2012 £2,727.90

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Both parties reasonable legal costs to be borne by the ingoing tenant.

Viewing

Strictly by appointment through Bowyer Bryce

Contact: Paul Quay
Direct dial: 020 8370 2539
Email: paul.quy@bowyerbryce.co.uk

Contact: Ian Harding
Direct dial: 020 8370 2536
Email: ian.harding@bowyerbryce.co.uk

Energy Performance Certificate (EPC)

Available on request



Property Ref 012205

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Bowyer B

of this

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).