

## FOR SALE FREEHOLD MODERN INDUSTRIAL/WAREHOUSE UNIT

**969.89 SQ M (10,440 SQ FT)**



**10 GOURLEY STREET  
SEVEN SISTERS  
TOTTENHAM  
N15 5NG**

See important notice overleaf

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## 10 GOURLEY STREET, SEVEN SISTERS, TOTTENHAM N15 5NG

### DESCRIPTION & SITUATION

The premises comprise a late 70's/early 80's built two storey industrial/warehouse building of steel portal frame construction with part brick and part steel clad elevations under a pitched steel corrugated roof. The first floor is of solid concrete and provides clear open plan storage space. The present owners have installed a conveyer belt system to provide ease of passage to the first floor level. Car parking is available to the front elevation of the building.

The building is located on the west side of Gourley Street close to its junction with the A503 Seven Sisters Road a short distance from both the A10 High Road and Seven Sisters over ground and underground (Victoria Line) station providing ease of access to the City and West End.

### FEATURES

- 3 PHASE POWER
- POWERMATIC GAS FIRED WARM AIR HEATING
- CONVEYER BELT TO FIRST FLOOR
- CONCRETE FLOORS
- WALKING DISTANCE TO TUBE AND OVERGROUND
- POTENTIAL FOR CIRCA 600 SQ FT OF ADDITIONAL SPACE ADJOINING

### FLOOR AREAS

Floor areas are gross internal and approximate only

	(sq m)	sq ft
Ground Floor Industrial/Warehouse (including 570 sq ft office rooms)	485.76 sq m	5,229 sq ft
First Floor Industrial/Warehouse (including 578 sq ft office rooms)	484.12 sq m	5,211 sq ft
<b>Total Gross Internal Area</b>	<b>969.89 sq m</b>	<b>10,440 sq ft</b>

### TERMS

Freehold

### PRICE

Offers are invited in excess of £850,000 for the benefit of the freehold interest offered with vacant possession.  
(Please note that any alternative planning achieved will be subject to an overage provision).  
**SUBJECT TO CONTRACT**

### RATES

From verbal enquiry to the local charging authority.  
Rateable value £52,750  
Rates payable 2011/12 £22,840

### LEGAL COSTS

Each party is to bear their own legal costs.

### VIEWING

Strictly by prior appointment through sole agents  
**BOWYER BRYCE**

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### Important Notice

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