



## Office/Light Industrial Premises To Let

249-251 West Green Road, Tottenham, London, N15 5ED

### Location

We offer to market an excellent opportunity for an office, light industrial or workshop/design tenant to occupy a substantial, self contained building in Tottenham, North London.

The subject property occupies a prominent location on West Green Road, Tottenham. This location benefits from excellent transport connections, with regular bus routes servicing the local area, and Turnpike Lane Station only 18 minutes walk to the West, and Seven Sisters Station only 12 minutes to the East.

### Size

In its existing layout the property has the following approximate Gross Internal Area (GIA) floor areas:

Ground Floor:	6,377 sq.ft	592 sq.m
First Floor:	6,377 sq.ft	592 sq.m
TOTAL:	12,754 sq.ft	1,184 sq.m

Smaller units could be available between 300sq.ft to 1,500sq.ft. Further information available upon request.

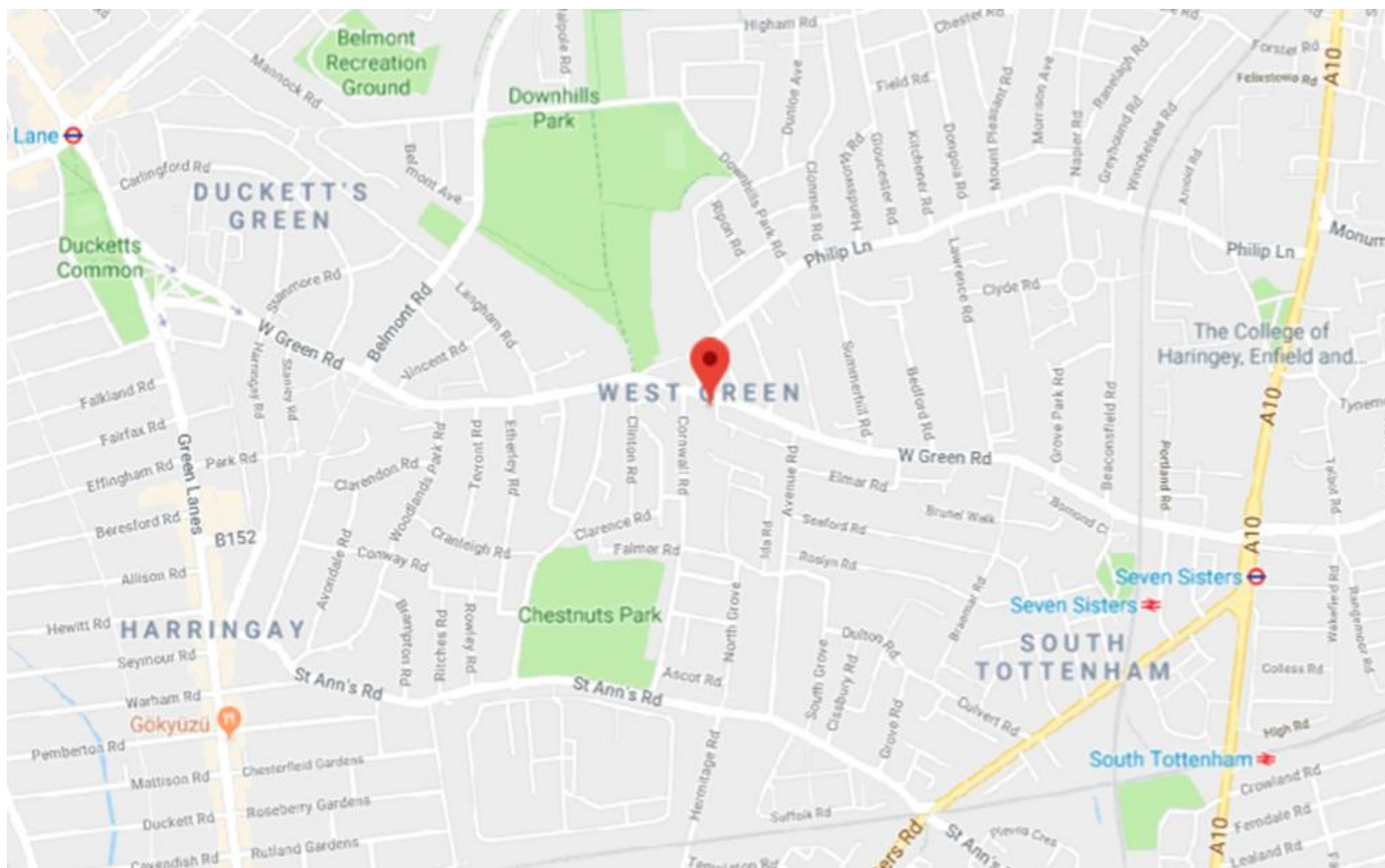
### Accommodation

The property is currently split over 2 floors, and is largely open plan, allowing for maximum flexibility for occupiers. There are wc facilities on GF and 1<sup>st</sup> floor level.

There is also a substantial rear yard, approximately 2,600sq.ft of space. This is accessed only by going through the property.

At present, the space could suit a number of different occupiers, from office to light industrial and workshop space.

Subject to planning, there could be further options to split the space, and occupy smaller units within the property.



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### Tenure

The premises will be available by way of a new lease, with terms to be agreed. Alternatively a flexible licence could be made available.

### Rent

Available upon request.

### Business Rates

Rateable Value: £80,000

### Use

Current use is B8/B1.

Other uses may be considered subject to planning.

### VAT

All figures quoted are exclusive of VAT.

### EPC

TBC

### Contact

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