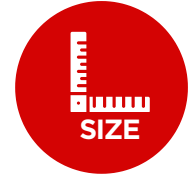




**MILL MEAD RD,  
LONDON N17**

# Commercial WAREHOUSE



**£ 3,416.66 PCM**

**2,784.64 SQFT**

**RATES** INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

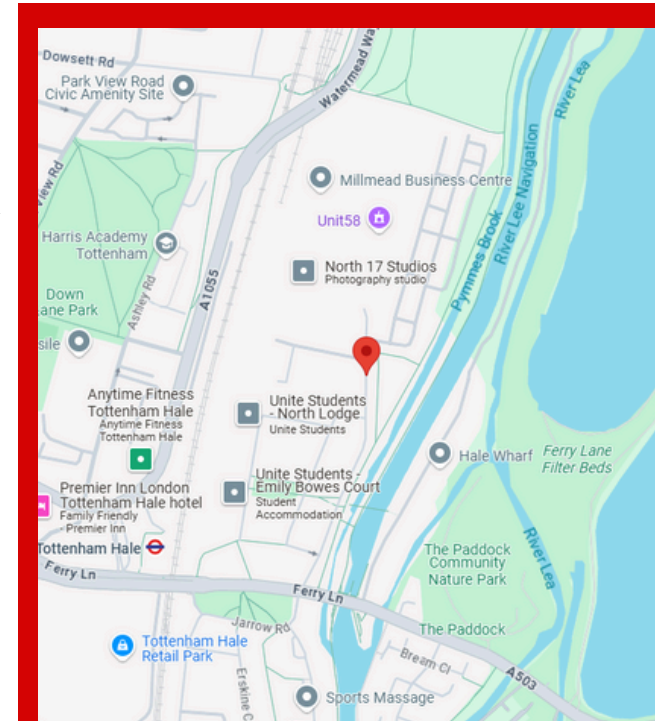
**VAT** NO

**TERMS** TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

**LEGAL COST** EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

**EPC RATING** TBC

**VIEWING** PLEASE CONTACT US



[www.vibewarehouses.co.uk](http://www.vibewarehouses.co.uk)

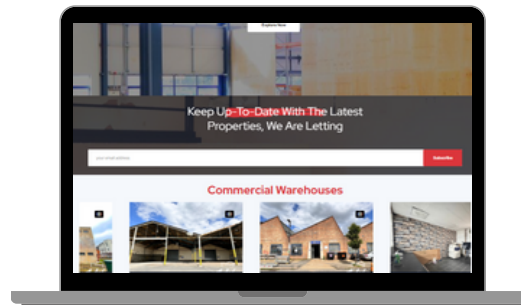


## ABOUT THE PROPERTY

- Discover a dynamic and spacious commercial unit spanning 2,784.64 sq. ft., thoughtfully divided across the ground and first floors. The ground floor includes 2 private offices, 2 open-plan areas, 3 bathrooms, a kitchenette, hallway, and a convenient storage room. The first floor offers an additional open space and 2 private offices—making this an ideal layout for growing businesses seeking functionality, flexibility, and comfort.
- Perfect Balance of Accessibility & Ambiance situated in one of North London's most vibrant and creative neighbourhoods, this property benefits from a tranquil yet connected setting. Just a 12-minute walk from Burdock Road – Lea Valley Techno Park Bus Stop and a 3-minute drive to Tottenham Hale Station, it ensures seamless travel for staff, clients, and visitors.
- Located near the scenic River Lee and Walthamstow Wetlands, and within easy reach of nearby retail parks, the unit offers both business convenience and a calming work environment. A rare blend of urban efficiency and natural surroundings makes this space stand out.
- This versatile commercial space is well-suited for creative agencies, production teams, office-based businesses, or service providers looking to scale in a dynamic location. Don't miss the opportunity to make it your own—book a personalized viewing today!



**MILL MEAD RD,  
LONDON N17**



## Contact Us

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# Commercial WAREHOUSE



## FEATURES



**TOTTENHAM HALE AND  
BURDOCK ROAD LEA VALLEY  
TECHNO PARK**



Misdescriptions Act 1991

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