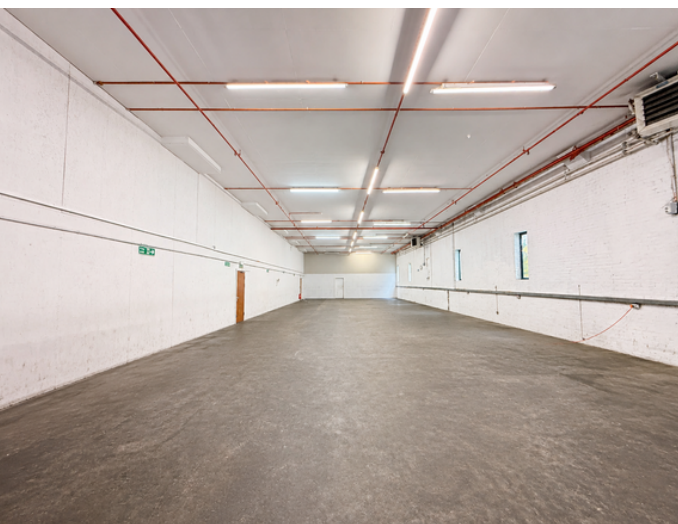




**TIMBERWHARF ROAD,
LONDON N16**

Commercial WAREHOUSE



£ 20 /SQFT



11,697.50 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.

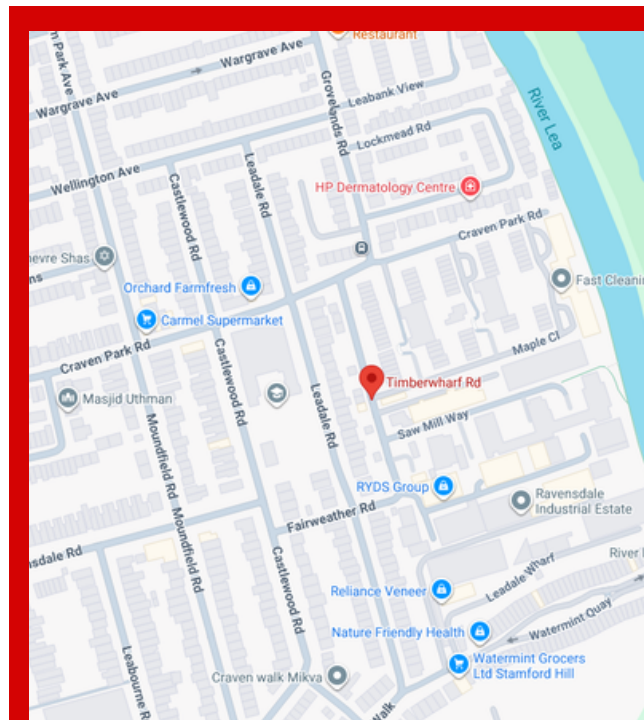
LEGAL COST EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

EPC RATING TBC

VIEWING PLEASE CONTACT US



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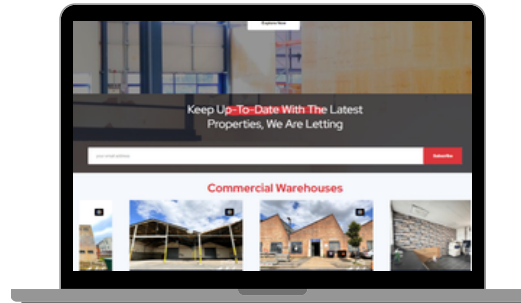


ABOUT THE PROPERTY

- A versatile commercial space is now available on Timberwharf Road, London N16, offering an impressive 11,697.50 sq ft ground-floor unit designed to accommodate a wide range of business requirements. The property features multiple open-plan areas, internal hallways, and dedicated toilet facilities, providing a flexible layout suitable for businesses looking for a spacious and adaptable workspace.
- Located in the established Stoke Newington / South Tottenham commercial area, this property benefits from excellent connectivity and a thriving business environment. Timberwharf Road is surrounded by a variety of commercial occupiers, making it an ideal location for production spaces, trade businesses, and light industrial uses.
- The space is available immediately, offering businesses the opportunity to move in without delay. The property is offered at £20 per sq ft with flexible lease terms available, including longer-term agreements for businesses seeking stability and growth. The tenancy terms include a 3-month deposit and 3 months' rent upfront.
- Excellent transport connections enhance the appeal of this location, with Grovelands Road bus stop just a 2-minute walk away and South Tottenham Station approximately a 4-minute drive away, providing convenient access across North and Central London. The property is also located close to the River Lea and West Warwick Reservoir, offering a unique balance between accessibility and surroundings.
- Arrange a viewing today and discover how this Timberwharf Road commercial space can become the perfect location for your next business venture.



**TIMBERWHARF ROAD,
LONDON N16**



Contact Us



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Commercial WAREHOUSE



FEATURES



SOUTH TOTTENHAM



Misdescriptions Act 1991

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