



Triumph Trading Estate UNIT 4B



View of Unit 4B

Unit 4B at Triumph Trading Estate is suitable for Manufacturing or Storage and Distribution. The Unit has Office, WC and kitchen facilities and is prewired for internet and telephone connections.

Triumph offers a good location, site security, good access and parking, and warehouse space which is largely unobstructed. Both the Estate and the Unit are well maintained and the premises offer clean and freshly painted floors and walls.

The **Triumph Trading Estate** offers a total of 100,000 sf of factory, warehouse and office space. It is located in Tottenham and offers convenient access to the North Circular Road, the M11 and M25. Both main line and tube stations are nearby.

Triumph features a CCTV system with Video recording facilities.

Unit Area – All Ground Floor
4B 2,635 sf inc. Office, WC, Kitchen

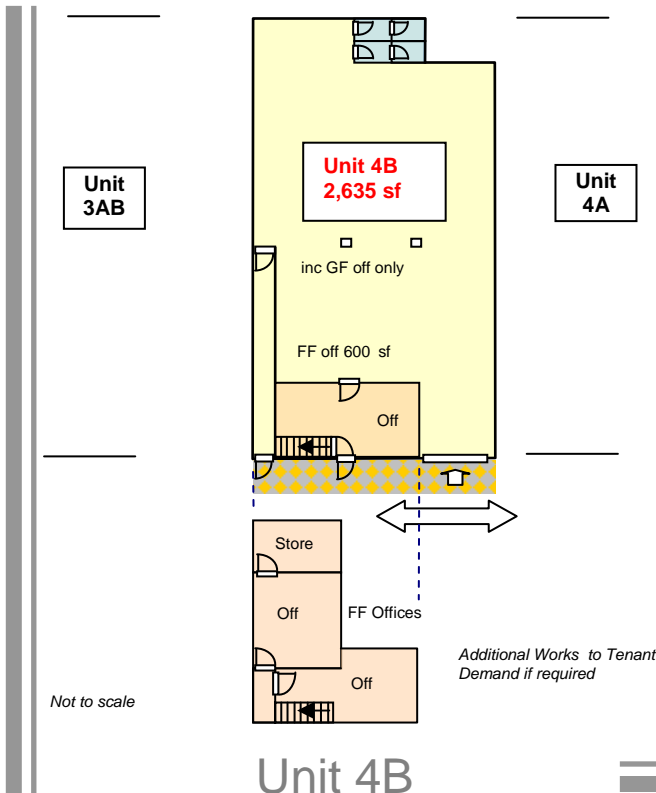
Concertina Loading Door
Opening 3.2m high x 3.2m wide

Height
Front Bay: 17.7 ft (5.38 m) to underside of truss,
26.6 ft (8.12 m) to Roof Apex
Rear Bay: 11.8 ft (3.7 m) to underside of truss and
21 ft (6.4 m) to Roof Apex

Floor Space – clear except for 2 pillars as shown.

Office – Internet & Phone prewired.
Further offices can be added to Tenant requirements. Furniture available.

Parking
loading / parking spaces along wall to roadway,
with loading door access.



Description



The Triumph Trading Estate Units have all been created by sub division of a larger building. Partition walls are formed by concrete blocks to the roof line. The roof structure is of 4 pitched bays with a mixture of traditional sheets and roof lights. A new roof has been laid over the original, providing enhanced insulation, and additional gutter capacity. Floors are concrete with a paint finish.

Unit 4B has a 3.2m x 3.2m concertina shutter door, and separate personnel door. Windows and roof lights combine to provide a generous degree of natural light. There are existing toilet, office and kitchen facilities. Additional fitting out can be done to tenant demand including network and IT, racking and more office space.

Floor space is largely unobstructed. The Unit is freshly painted.

Triumph Trading Estate operates 24 hrs per day, 7 days per week. There are 3 internal Estate Roads ensuring good traffic circulation, and there are 2 parking spaces plus loading door access for Unit 4B.

Unit 4B has a **3 phase Mains Electricity Supply** rated at 100A. Mains Drainage and Mains Water is present. There is a Gas Intake point and heating can be added by the Landlord at tenant expense. The GF and FF offices have **air conditioning** units fitted.

Lighting is fitted and Power outlets are ready wired. Additional wiring can be carried out by the Landlord to Tenant requirements.

The office is prewired for internet and telephone services provided by the Landlord although tenants are free to make their own arrangements if desired.

Triumph Trading Estate utilises off site management and maintenance staff provided from our Edmonton Hastingwood Trading Estate site, and this is reflected in a low service charge, currently estimated at £0.70 psf.

Rates. The Valuation Office are re rating Unit 4B but the Landlord estimates an RV of £14,500 which equates to approx. £6,300 payable annually (£121 pw). SBRR will not apply.

Hastingwood provides a free Rates Appeals and Advisory service to all tenants.

Planning. B1, B2 and B8 – light industrial, warehousing, or factory use.

The Premises are available to Let on either Leasehold or Licence terms. Licences can be for a minimum of 3 months. Tenancy Agreements are straightforward – occupation can be immediate.

The Premises are also available for Sale – contact the Landlords or Agents for further details.

A monthly **Service Charge** is payable in respect of services provided including Buildings Insurance, CCTV system, Water, CP Refuse, Exterior decoration, Estate roadways, and Common Parts maintenance.

Legal Costs. If solicitors are instructed, tenant to pay both parties legal costs.

Services

Rates & Planning

Terms



CONTACTS

Contact the Estate Office at the Hastingwood Trading Estate on 020 8884 1318 for further details and inspection.

Note: No warranty is given or implied as to the accuracy of these particulars, and any tenant must make his own enquiries. These particulars are not part of any Contract.

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