

PRIME INDUSTRIAL FREEHOLD OPPORTUNITY

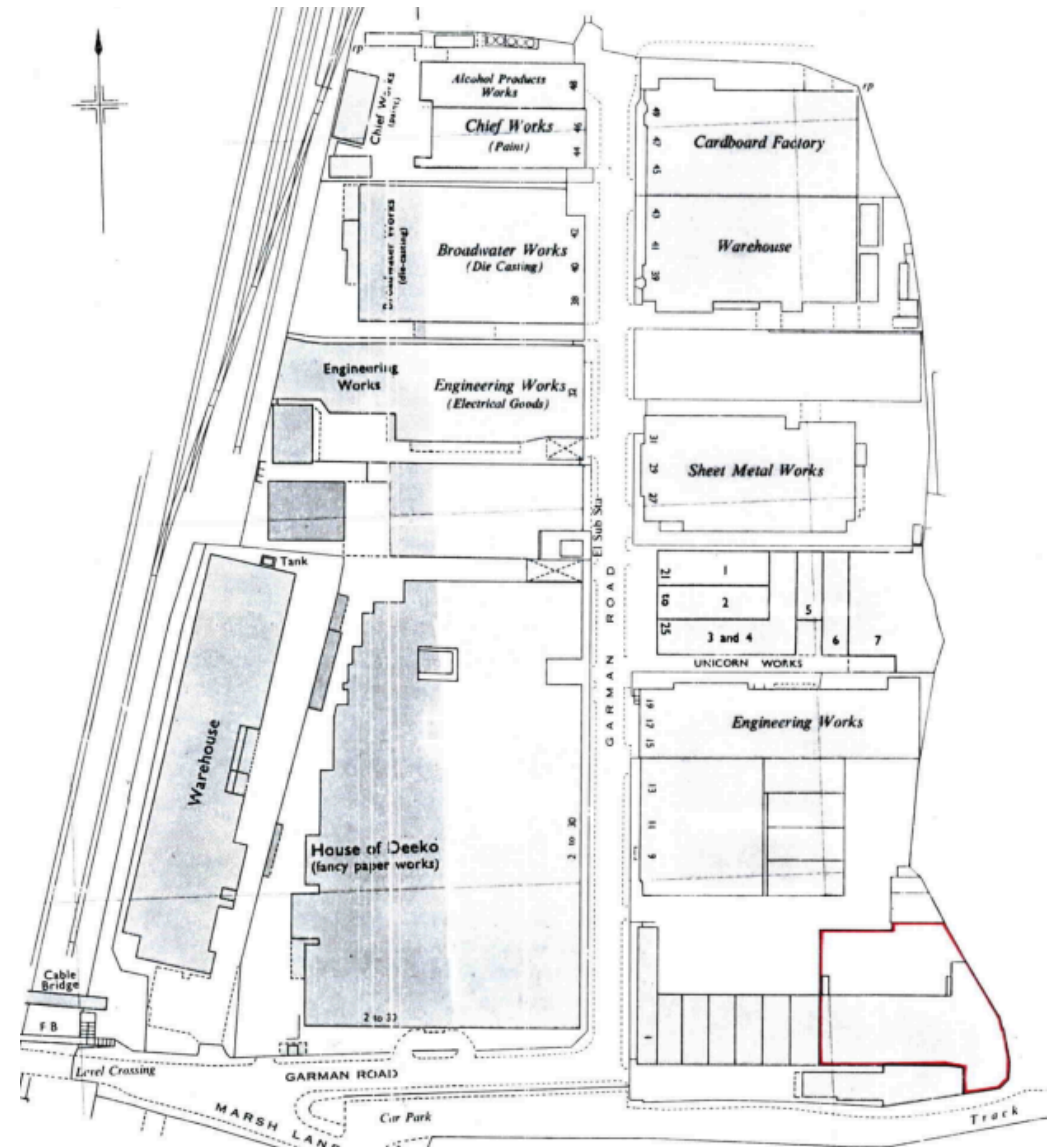
Unit 8-12 Moss House, 1-7 Garman Road, Tottenham, N17 0UN





Site Summary

- **Total area:** Approx, 1,259 sqm (13,550 sq. ft)
- **Current Use:** Light Industrial
- **Access:** Secured gated yard with direct access from Garman Road. Approx. 6,500 sq. ft
- **ERVs:** Strong rental growth in the local market with rents in the area reaching £18-22 psf, driven by constrained supply and consistent demand. Suitable for last-mile logistics, creative industries, light manufacturing and trade counters.
- **Asset Management Potential:** Potential to refurbish and re-let at higher rental levels, subdivide units, or reposition as a mid-term redevelopment play STPP
- Owner occupied to be sold with vacant possession
- C. 4m eaves height





Location

- Garman Road benefits from an excellent industrial location in Tottenham, London Borough of Haringey, surrounded by major occupiers including Tesco and Travis Perkins.
- Located 9 miles north of Central London and 3.5 miles east of Walthamstow, the site offers easy access to key routes, including the M25 (6.5 miles), Rotherhithe and Blackwall Tunnels, the A406 (0.5 miles), and the A10 (1.8 miles), connecting to industrial hubs such as Edmonton, Enfield, Brimsdown, Tottenham Hale, and Walthamstow.
- Northumberland Park Station, 2 minute walk - Direct reach to Liverpool Street, Hertford East and Cambridge via National Rail

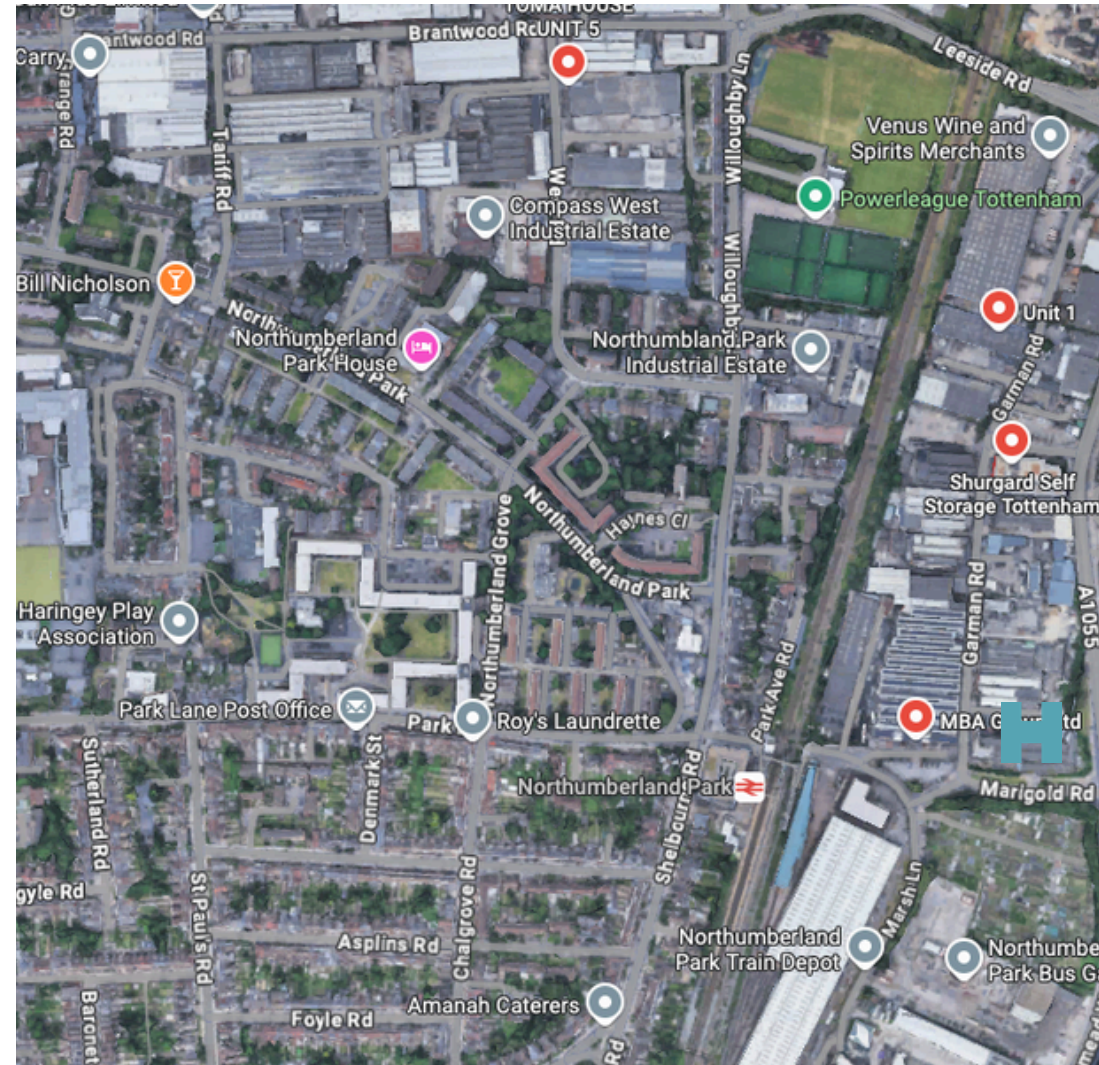
Connectivity

M25 motorway - 6.5miles / 25 minutes

M11 motorway - 4.5miles / 10 mins

A10 - 1.8miles / 8 mins

A406 - 0.5miles / 5mins





Accommodation

Externals

Internals

- Units 8–12 at Moss House offer a combined floor area of approximately 13,550 sq ft, ideal for a range of commercial uses including light manufacturing, workshops, storage, or office-based operations. The units are presented as a secure, self-contained block within a gated commercial estate, benefiting from excellent access and layout.
- Each unit features full-height roller shutter doors, fenced perimeter boundaries, and dedicated yard space to support loading and parking activities. Internally, the space includes a private kitchen, toilet facilities, and allocated parking, providing a functional and adaptable working environment suitable for a variety of occupiers.





Proposed Schedule

Total GIA 13,550 sqft

Unit		NIA (m2)	NIA (Sqft)
8	Ground Floor	115.9	1248
9	Ground Floor	228	2455
10	Ground Floor	237	2552
11	Ground Floor	232	2500
12	Ground Floor	232	2500
12	First Floor	116.1	1250
Total NIA		1,161	12,505

- Unit 8 – Versatile space currently operating as a kitchen, featuring three cold storage rooms and a separate storage area
- Unit 9 – Fully equipped workshop, ideal for furniture manufacturing
- Unit 10 – Dedicated spray room with additional storage space
- Unit 11 – Three separate storage units, perfect for flexible use
- Unit 12 – Large storage unit with offices situated above, offering both workspace and storage solutions

*Schedule is an approximate and we advise all buyers to carry out their own due-dilligence

Further Information

Terms

Price on application

Access

Access to the site is available by prior appointment, interested parties are encouraged to contact the agents to arrange inspections.

Tenure

The property is offered on a Freehold basis with vacant possession.

VAT

We have been advised that VAT is not applicable to this transaction.

Further Information

Please contact a member of the Highfield team for further information to include the decision notice, proposed plans, structural engineers report and more documents.

Highfield

Contact

Robert Fiorentino

robert@highfield-investments.co.uk

Sam Murphy

sam.murphy@highfield-investments.co.uk

Alexander Fiorentino

alexander@highfield-investments.co.uk

Kevin Hunt

kevin@highfield-investments.co.uk

Ben Runciman

ben@highfield-investments.co.uk

highfield-investments.co.uk

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.