

OVER 75% PRE-LET



PHASE 2

MOWLEM TRADING ESTATE

LEESIDE ROAD, LONDON N17 0QJ

WWW.MOWLEMTRADINGESTATE.CO.UK



4,497 – 18,202 SQ FT

INDUSTRIAL / TRADE COUNTER UNITS TO LET

AVAILABLE JUNE 2019

Mowlem Trading Estate is located in an established trading area with prominent frontage to the A1055, only minutes from the A406 North Circular Road, at the Kenninghall junction, close to the IKEA and the Tesco superstore.

Watermead Way is the main thoroughfare from the North Circular to Tottenham Hale Transport Hub, which is itself undergoing extensive redevelopment.

The new build programme of high specification industrial and trade counter units will provide high quality accommodation.

Specification

- 8m eaves (clear height)
- Floor loading of 37kn/m²
- 15% roof lights
- Electric loading doors
- Potential for secure yard
- BREEAM Rating: Very Good

Local Occupiers



The Meridian Water Development

- 10,000 new homes
- 6,700 new jobs
- New station connecting directly to Stratford and Liverpool Street

--- Route to the North Circular

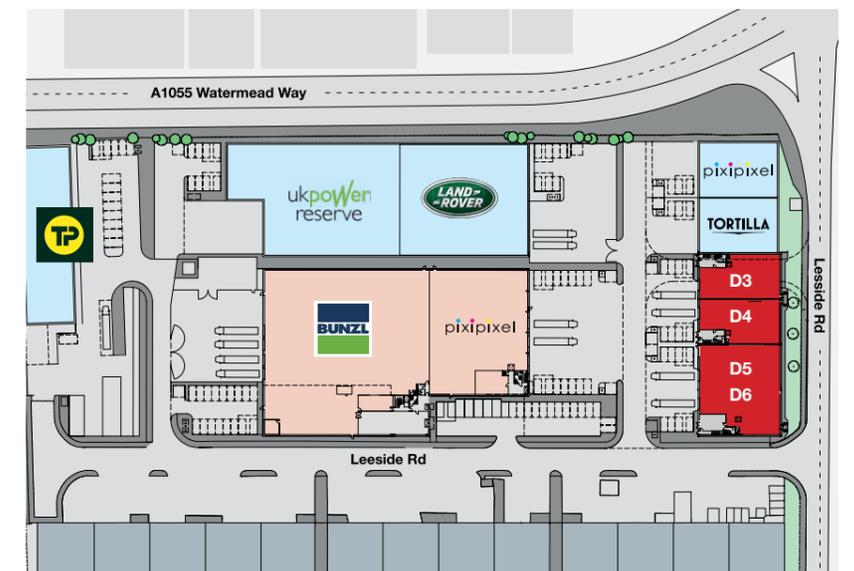


Accommodation

Unit	Sq ft
D3*	4,497
D4*	4,539
D5 & D6*	9,166
Total	18,202

* Units can be combined to suit

Site Plan



Phase 1 Phase 2

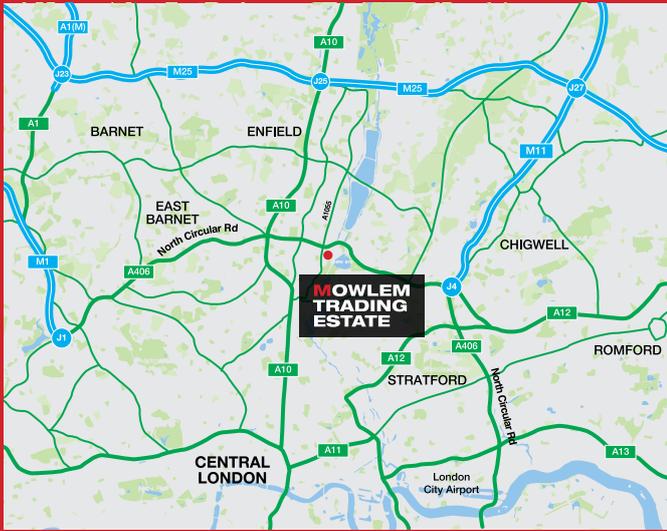
For indicative purposes only, not to scale.



Transport Links

Northumberland Park mainline station is a short distance away and provides links to Liverpool Street (25 minutes). Tottenham Hale Underground Station (Victoria Line) also provides access to Oxford Circus (16 minutes), central London and the rest of the Underground network, whilst Tottenham Hale mainline station serves the Stansted Express and is approximately 1.6 miles to the south.

The A406 (North Circular) is accessed only 1 mile to the north and the M25 is within 7.6 miles, access via the A10. There is also a large local catchment area with 12 London boroughs within 25 minutes drive time.



----- Route to the North Circular

Journey Times

<p>North Circular 1 mile</p> 	<p>Liverpool Street 25 minutes*</p> 
<p>Tottenham Hale 1.9 miles</p> 	<p>Oxford Circus 16 minutes**</p> 
<p>M25 7.6 miles</p> 	<p>Stansted Airport 33 minutes***</p> 

* Journey time from Northumberland Park Station.
 ** Journey time from Tottenham Hale Underground Station.
 *** Journey time from Tottenham Hale mainline station.

Viewing

Strictly through joint sole letting agents:



Paul Londra
 t. 020 7312 7550
 m. 07779 269 290
 e. paul.londra@montagu-evans.co.uk

Luca Nardini
 t. 020 7312 7447
 m. 07818 012 455
 e. luca.nardini@montagu-evans.co.uk

Terms

Upon application.



Jack Booth
 t. 020 7409 8121
 m. 07807 999 558
 e. jbooth@savills.com

Toby Green
 t. 020 7409 9903
 m. 07870 555 716
 e. tgreen@savills.com