

# BEROL HOUSE

**25 ASHLEY RD, TOTTENHAM HALE, LONDON N17 9LJ**

**FIRST AND SECOND  
FLOOR**

**PROMINENT LOCATION**

**EXCELLENT TRANSPORT  
CONNECTIONS**

**24 HOUR ACCESS**

**3 OFFICE UNITS TO LET IN THE  
HEART OF TOTTENHAM HALE**

## **THE UNITS**

**UNIT 2B+2C - 2,160 SQ FT**

**UNIT 2D - 1,668 SQ FT**

**UNIT 3F - 650 SQ FT**

# LOCATION

Tottenham Hale is about to become home to a whole new neighbourhood, with over 10,000 new homes being delivered over the next few years. With a brand new public square, this promises to be an exciting space for local residents and businesses to grow into.

The bustling main roads and Tottenham Hale Station are only minutes walk away from tranquil nature reserves of Walthamstow Wetlands. The new pedestrian thoroughfare of Berol Link will directly connect Berol Quarter to Down Lane Park.

## CONNECTIVITY

Tottenham Hale is one of the best connected places in London, with a 24 hour tube service providing connections to the West End within 16 minutes and just 11 minutes to King Cross.

The refurbished station provides trains to the City of London and Stanstead Airport every 15 minutes and trains to Stratford International only 12 minutes away.

### TRAIN

○	<b>LIVERPOOL STREET</b> 14 mins
○	<b>STRATFORD</b> 12 mins
○	<b>HACKNEY DOWNS</b> 6 mins
⊞	<b>TOTTENHAM HALE</b>
○	<b>LONDON STANSTED AIRPORT</b> 31 mins
○	<b>CAMBRIDGE</b> 59 mins

### TUBE

○	<b>VICTORIA</b> 19 mins
○	<b>OXFORD CIRCUS</b> 16 mins
○	<b>KINGS CROSS ST PANCRAS</b> 11 mins
⊞	<b>TOTTENHAM HALE</b>
○	<b>WALTHAMSTOW CENTRAL</b> 4 mins



# THE DETAILS



The historic Berol House has undergone sensitive renovation to deliver modern workspace over the first and second floor. Ideally situated on Ashley Road, Tottenham Hale in a popular area of Tottenham, this modern business centre offers a range of serviced units including open-plan offices, WCs and kitchen.

Unit 2B-2C & Unit 2D rent is exclusive of all main services, electricity, service charges, insurance, and business rates.

Unit 3F rent includes all main services, electricity, insurance, cleaning of common parts – only business rates is excluded.

## BUSINESS RATES

### UNIT 2B & 2C

Current Rateable Value - £21,750  
RV from 1 April 2023 - £23,750  
Rates payable from 01.04.2023  
(approx. £11,851 per annum)

### UNIT 2D

Current Rateable Value - £18,750  
RV from 1 April 2023 - £20,250  
Rates payable from 01.04.2023  
(approx. £10,104 per annum)

### UNIT 3F

Current Rateable Value – £7,600  
RV from 1 April 2023 – £8,400  
Rates payable from 01.04.2023  
(approx. £4,191 per annum)

*Please note small business rates might apply to this unit.*

All parties should rely on their own investigations to confirm the business rates information.

## UNIT 2B + 2C

**1ST FLOOR**  
**2,160 SQ FT**  
**£49,680 PER ANNUM**  
**AIR-CON**

## UNIT 3F

**2ND FLOOR**  
**650 SQ FT**  
**£16,250 PER ANNUM**

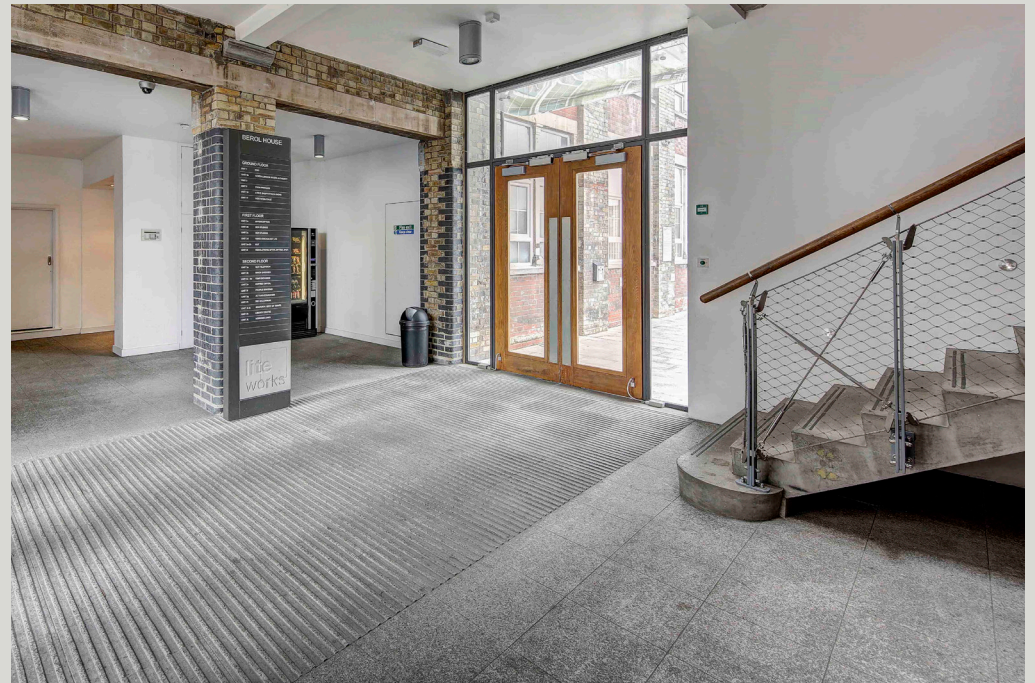
## UNIT 2D

**1ST FLOOR**  
**1,668 SQ FT**  
**£38,364 PER ANNUM**  
**AIR-CON**

## ESTIMATED SERVICE CHARGE

The passing service charge is approximately £1.75 to £2.00 per sq. ft. per annum.







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Subject to Contract. January 2023.