Vehicle Repair Garage / Workshop To Let - Edmonton N18

High bay unit within an established industrial estate

GILMARTIN LEY

Unit 7 Landmark Commercial Centre
21 Commercial Road,
Edmonton,
LONDON, N18 1UB

Area
Gross Internal Area: 506 sq.m. (5,444 sq.ft.)

Rent
£48,000 per annum (approx. £4,000 monthly) subject to contract

Property Description
The property comprises a high bay industrial warehouse, which until recently was trading as a car repair garage, with an eves height of 6.2m, rising to an apex of 6.8m . The property is configured to provide workshop space, office accommodation, WC and shower facilities.

The unit benefits from a single electronically operated loading door with external canopy, 3 phase electricity and gas powered blow heaters.

Externally, the unit benefits from 9 car parking spaces within the yard area to the rear of the property.

Key considerations

> Vehicle repair garage / workshop
> Eaves Height: 6.2m Height to Apex: 6.8 metres.
> 9 car parking spaces
> Excellent connections via road and rail
> A406 North Circular Road 0.5 miles
> White Hart Lane Station 0.5 miles

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Workshop	340.17	3,661	
Mezzanine	165.60	1,782	

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

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Property Location

The premises are situated in an established industrial estate within 0.5 miles (0.8 km) of the A406 North Circular Road.

The unit benefits from excellent communications via road and rail, being equidistant between the Great Cambridge Road (A10) and Upper Fore Street, Edmonton. J25 of the M25 is approximately 5.1 miles (8.3 km) north of the property.

White Hart Lane National Rail Station is approximately 0.5 miles (0.8 km) from the property, which provides frequent southbound services into Seven Sisters (Victoria Line) and London Liverpool Street, and northbound services to Enfield Town and Cheshunt.

2017 Rateable Value	£27000.00
Estimated Rates Payable	£12960 per annum
Service Charge p.a.	TBC
Premium	Nil
Terms	A new lease available on terms to be agreed
Legal Fees:	Each party is to bear its own legal fees
Local Authority:	London Borough of Enfield
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	http://www.gilmartinley.co.uk/properties/27873

Last Updated: 04 Sep 2020

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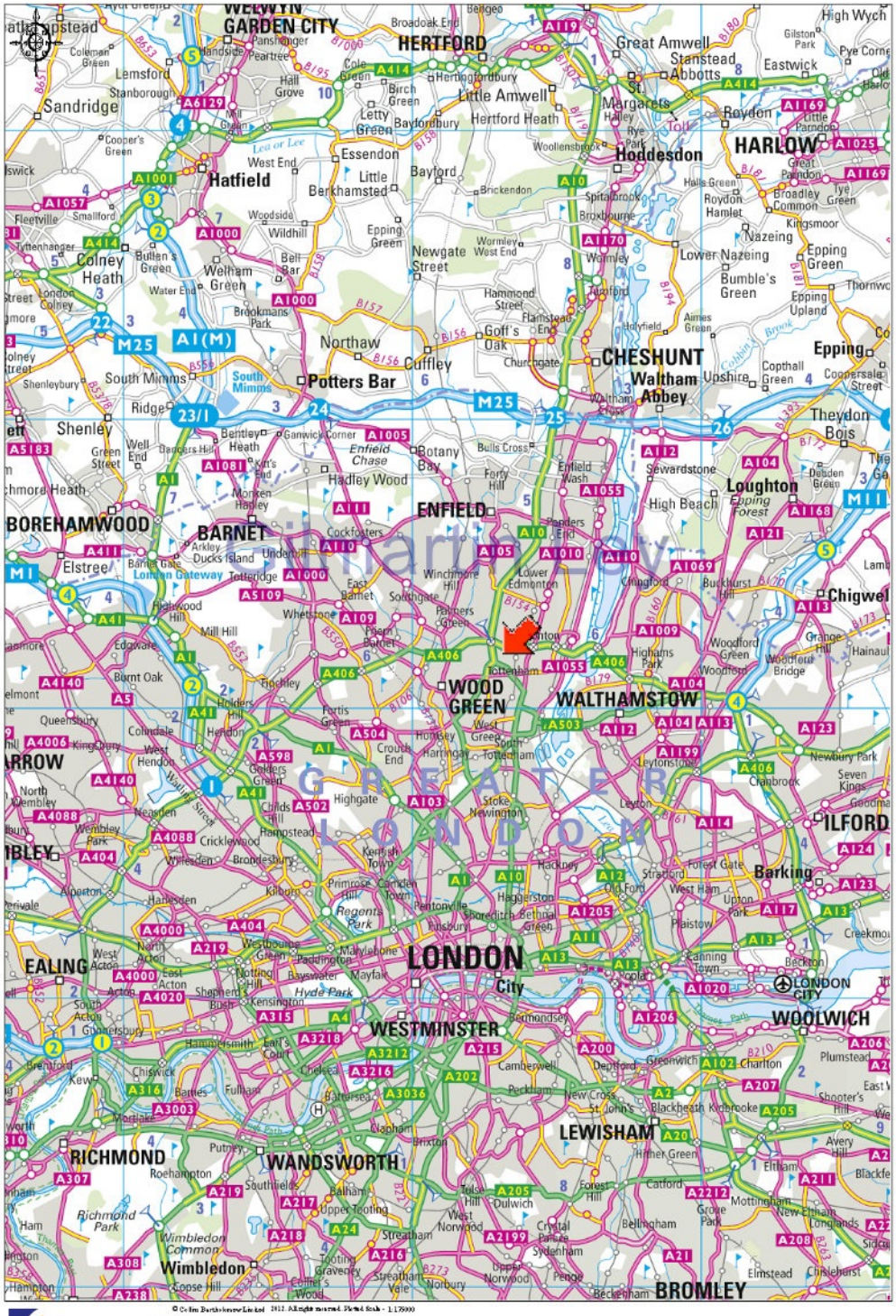

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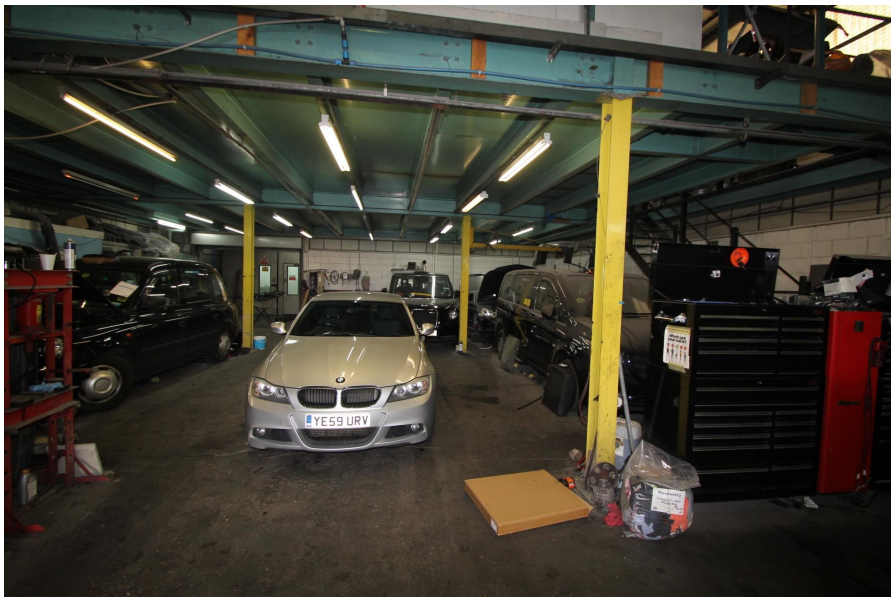

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