

20 Bull Lane,

**Edmonton
LONDON N18 1RA**



Online details
21327

Area
Gross Internal Area: 774 sq.m. (8,336 sq.ft.)

Price
£575,000 subject to contract

Property Description

The property comprises a 1930's built warehouse of steel frame construction with solid fletton brick walls. The roof is of a double pitched construction with lightweight steel trusses, profiled metal sheeting and translucent single perspex rooflights to the north slopes.

The loading bay extension was built in 1973 and is of steel portal frame construction raised on a 1.5m high brick wall. The loading bay encompasses the east and north elevations of the original factory building.

The original building has an eaves height of approximately 3.70m with an average height of 5.00m to the loading bay extension. The main loading door is 6.5m wide and 4.6m high.

The subject property is approached by way of a shared concrete paved driveway / forecourt from the vehicular access on the Bull Lane frontage where there are double metal gates.

The yard is tarmac paved with five car parking spaces and a loading route providing access to the warehouse/ loading bay.

- *Three phase power supply
- *Offices with trade counter
- *Staff kitchen
- *Male and female toilets
- *Excellent road connections
- *Five car parking spaces



Our ref: 21327



Warehouse / Light Industrial Unit Freehold For Sale - Edmonton N18

Accommodation	Area sq.m.	Area sq.ft.	Status
Main Warehouse	445.55sq.m.	4795sq.ft.	
Loading Bay Extension	173.33sq.m.	1865sq.ft.	
South-East Extension	82.76sq.m.	890sq.ft.	
Office Wing	56.81sq.m.	611sq.ft.	
Male and Female Toilets	16.04sq.m.	172sq.ft.	
Yard/Parking			

Property Location

The subject property is located on the east side of Bull Lane just south of Shaftsbury Road and immediately north of the Haringey Borough Council boundary line.

The area is well served for communications with several bus routes on High Road/Fore Street (A1010) about a quarter of a mile to the east.

White Hart Lane railway station with frequent services to Seven Sisters (Victoria line) and Liverpool Street is about half a mile to the south-east.

There are excellent road communications close by with the North Circular Road / Sterling Way (A406) a quarter of a mile to the north and the Great Cambridge Road (A10) less than half a mile to the west.

2010 Rateable Value £34500.00

Estimated Rates Payable £14938 per annum

Service Charge p.a. Not applicable

Terms Freehold for sale with full vacant possession

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Enfield

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Last Updated: 28 Apr 2013

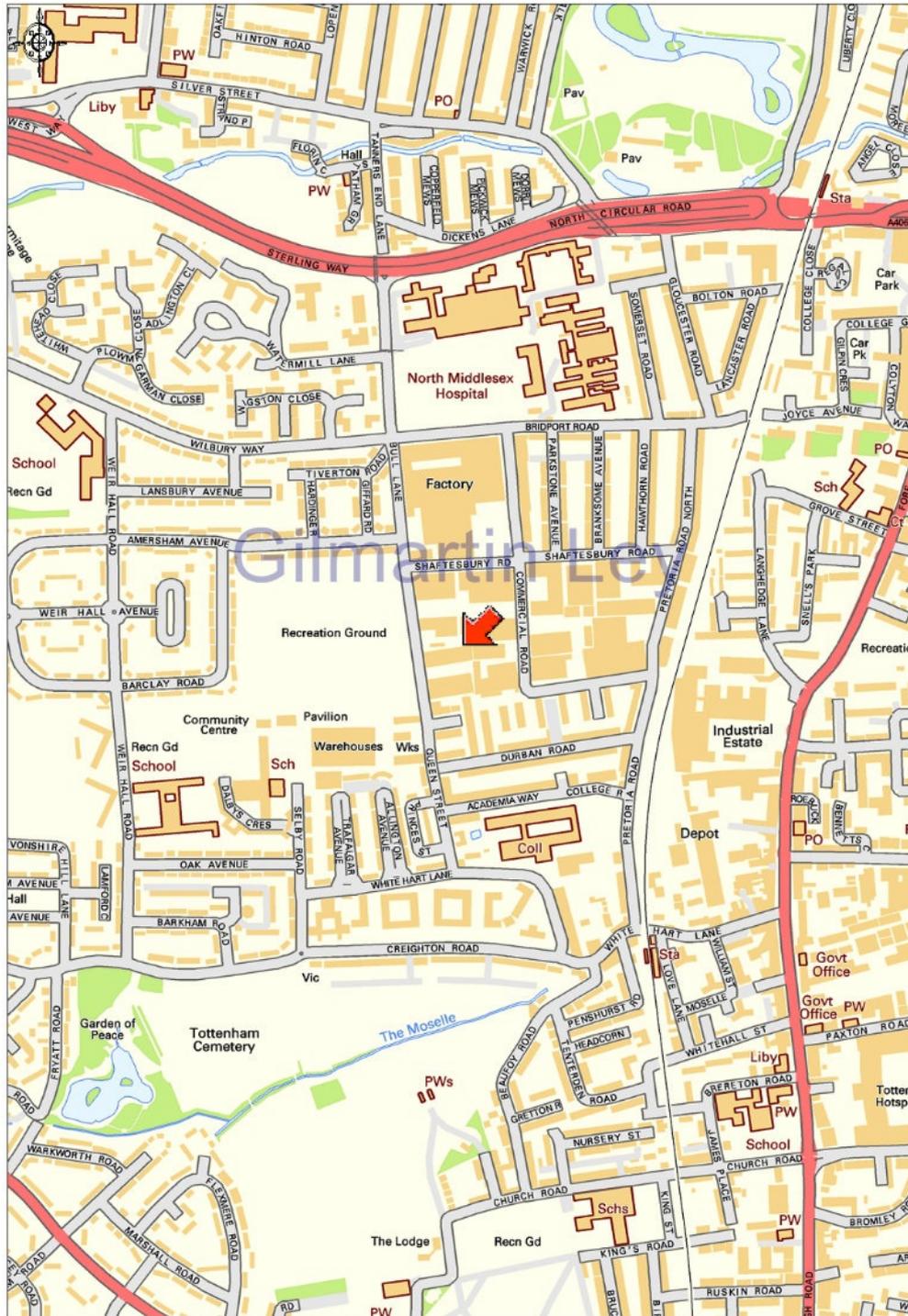
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