

Unit 4 Langhedge Lane Industrial Estate,

**Edmonton
LONDON N18 2TQ**



Online details
21610

Area
Gross Internal Area: 274 sq.m. (2,944 sq.ft.)

Rent
£22,100 per annum (approx.
£1,842 monthly) subject to contract

Property Description

The premises comprise a modern portal framed warehouse unit situated on an established gated industrial estate.

The warehouse benefits from a generous eaves height (5.48m), three phase power supply, ground and first floor offices, full height loading access and forecourt parking for approximately four cars.

Needless to say we will be offering Units 4 and 3 individually and/or combined.

- *Centrally Heated Offices
- *Three Phase Power
- *Good Loading Access
- *Forecourt Parking
- *5.48 metre (18'0") Eaves Height
- *Ground & First Floor Toilets
- *Warehouse is Heated via Wall Mounted Blower



Our ref: 21610



Modern Refurbished Industrial Unit / Workshop To Let - Edmonton N18

Accommodation	Area sq.m.	Area sq.ft.	Status
Ground Floor Workshop	237.00sq.m.	2551sq.ft.	Incorporating offices and toilets
First Floor Offices	36.51sq.m.	392sq.ft.	Incorporating toilets
Forecourt Parking			

Property Location

Lanhedge Lane Industrial Estate is located directly west of Fore Street/High Road (A1010) just north-west of Brantwood Road.

The property is just east of the A10 and the North Circular Road (A406) is half a mile to the north with excellent access to the North-South Route (A1055) and M11.

White Hart Lane Railway Station is within short walking distance, which provides connections to Seven Sisters Underground Station (Victoria Line), with a journey time of four minutes.

2010 Rateable Value £23500.00

Estimated Rates Payable £10175 per annum

Service Charge p.a. Nominal

Premium Nil

Terms The property is available on a new full repairing and insuring lease for a term to be agreed.

Legal Fees: Both parties' legal fees borne by incoming tenant

Local Authority: London Borough of Enfield

Viewings: By prior appointment with Joint Sole Agents - Gilmartin Ley, telephone 020 8882 0111 and Bowyer Bryce 020 8367 5511

Last Updated: 17 Apr 2013

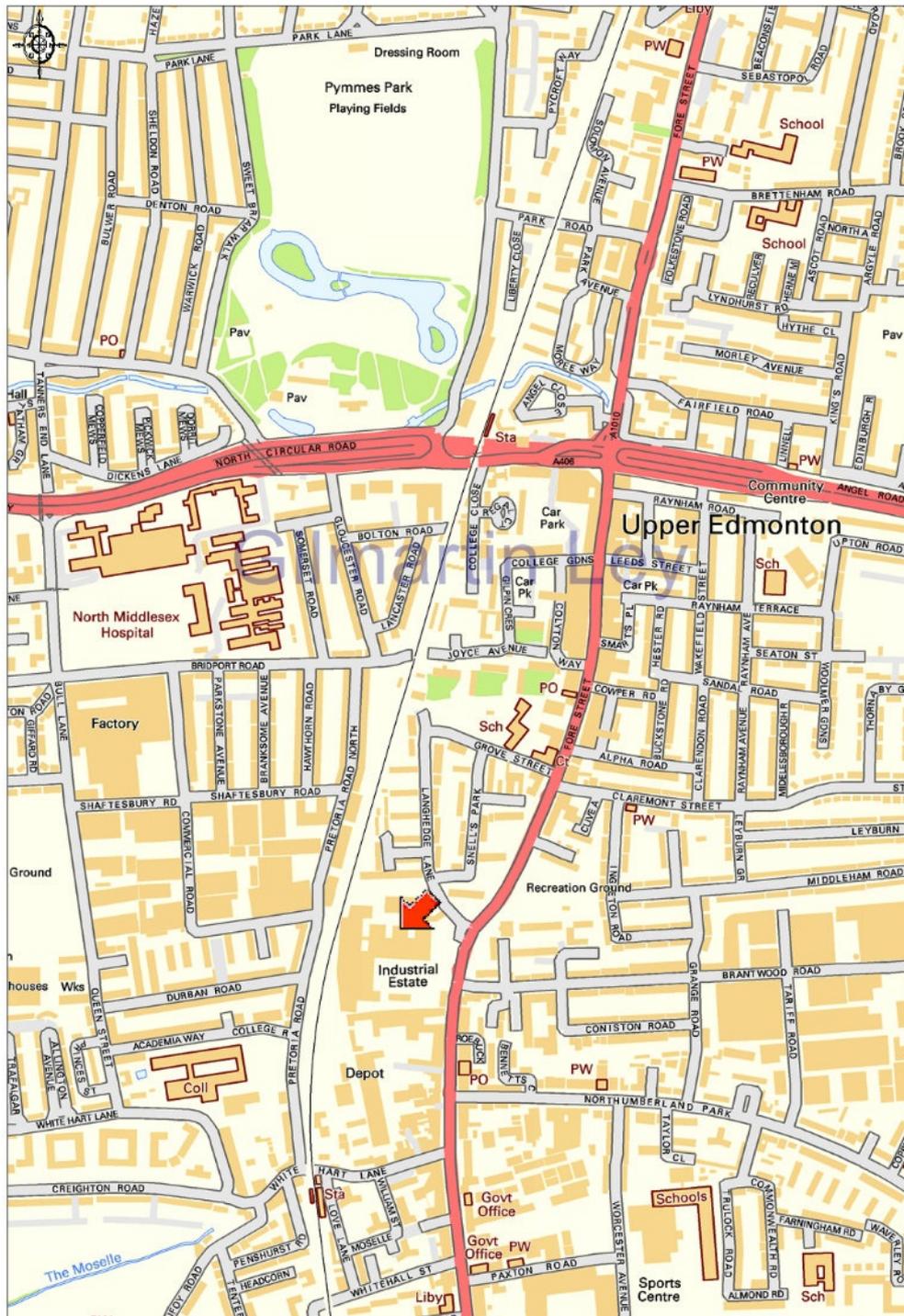
Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated.

Our ref: 21610

Modern Refurbished Industrial Unit / Workshop To Let - Edmonton N18

Langhedge Lane Industrial Estate, Langhedge Lane, Edmonton, London N18 2TQ



© Crown Copyright 2011. All rights reserved.
Licence number 100030000. Printed scale: 1:5000

Our ref: 21610



Our ref: 21610