



# Industrial Warehouse To Let - Edmonton N18

Available For Storage Use Only

GILMARTIN LEY

**Unit 10 Langhedge Lane  
Industrial Estate,  
Edmonton,  
LONDON, N18 2TQ**



#### Area

Gross Internal Area: 94 sq.m. (1,016 sq.ft.)

#### Rent

£14,500 per annum (approx.  
£1,208 monthly) subject to  
contract



#### Property Description

The premises comprise a warehouse/storage unit on an established gated industrial estate.

The warehouse benefits from a mezzanine office, kitchen & WC facilities, full height loading access and forecourt parking for approximately four cars.

- > Circa 450 metres from White Hart Lane London Overground Station
- > Tottenham is currently undergoing major regeneration and improvement
- > Exceptional connectivity to main road networks
- > 3.90 metres eaves height. 4.78 metres to apex
- > Well established and secure Industrial Estate
- > Forecourt Parking
- > Kitchen and WC facilities

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Warehouse	83.74	901	
Mezzanine Level	10.70	115	



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## Property Location

Lanhedge Lane Industrial Estate is situated on the western side of Lanhedge Lane, which intersects with Fore Street/High Road (A1010) circa 100 metres to the south-east of the subject property.

The property is approximately 1.13km (0.7 miles) to the east of the A10 and the North Circular Road (A406) is circa 0.6 kilometres (0.4 miles) to the north. The property therefore has excellent access to the main road network, including the North-South Route (A1055), M25 and M11.

White Hart Lane London Overground Station is located within a short walking distance of the property (circa 450 metres to the south), which provides frequent services to Seven Sisters London Underground Station (Victoria Line), with a journey time of four minutes. White Hart Lane Station is due to be redeveloped and significantly improved by Spring 2019. The redevelopment directly supports the regeneration in the area, which includes the new Tottenham Hotspur stadium, a museum, hotel and 585 new homes, as well as 2,000 homes as part of the High Road West masterplan and a further 3,000 homes in the wider North Tottenham area.

**2017 Rateable Value** £10750.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.** tbc

**Premium** nil

**Terms** The property is available on a new full repairing and insuring lease for a term 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/22528>  
Energy Performance Certificate  
Offer Requirements

**Last Updated:** 09 Nov 2018

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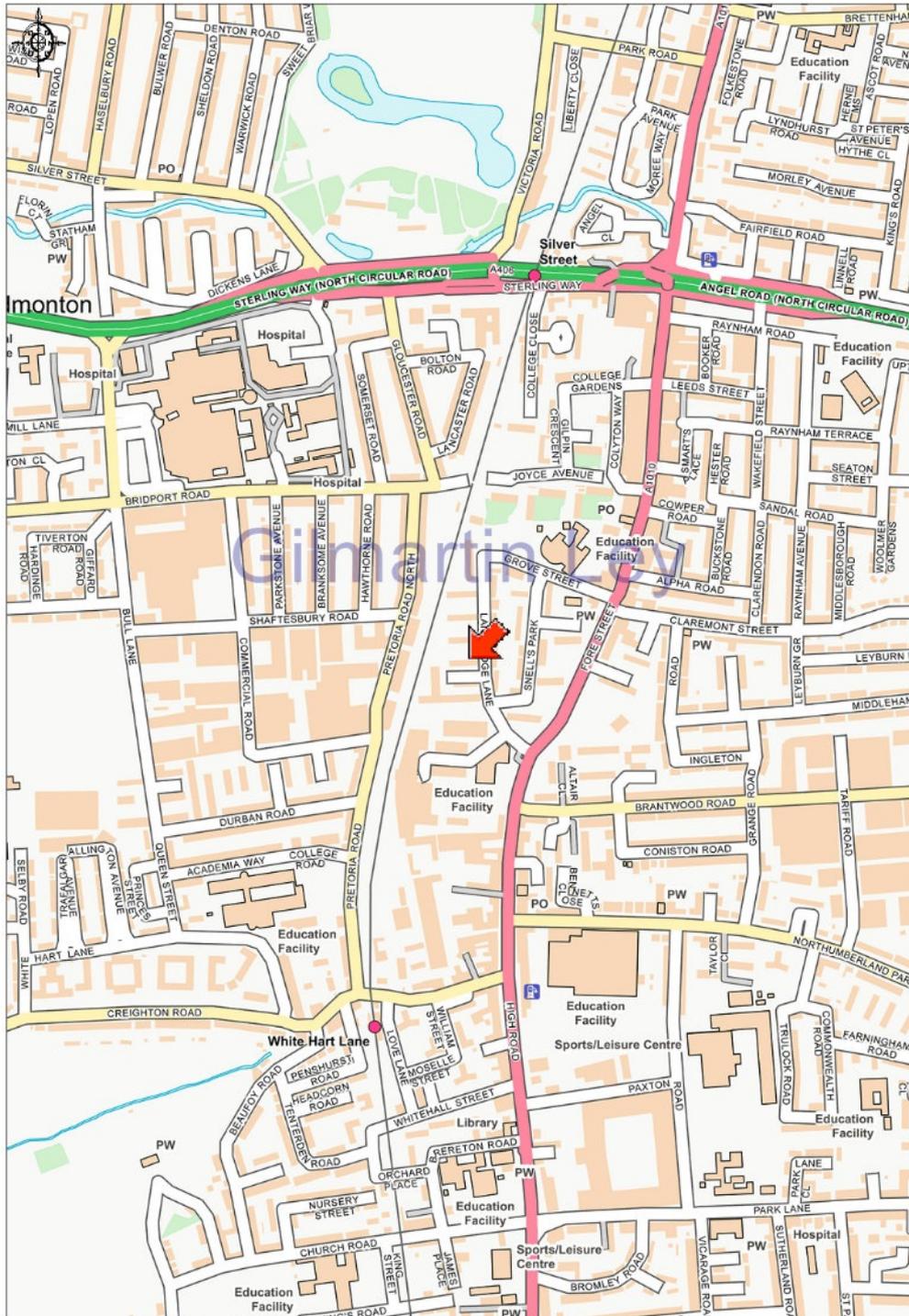


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Our ref: 22528

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

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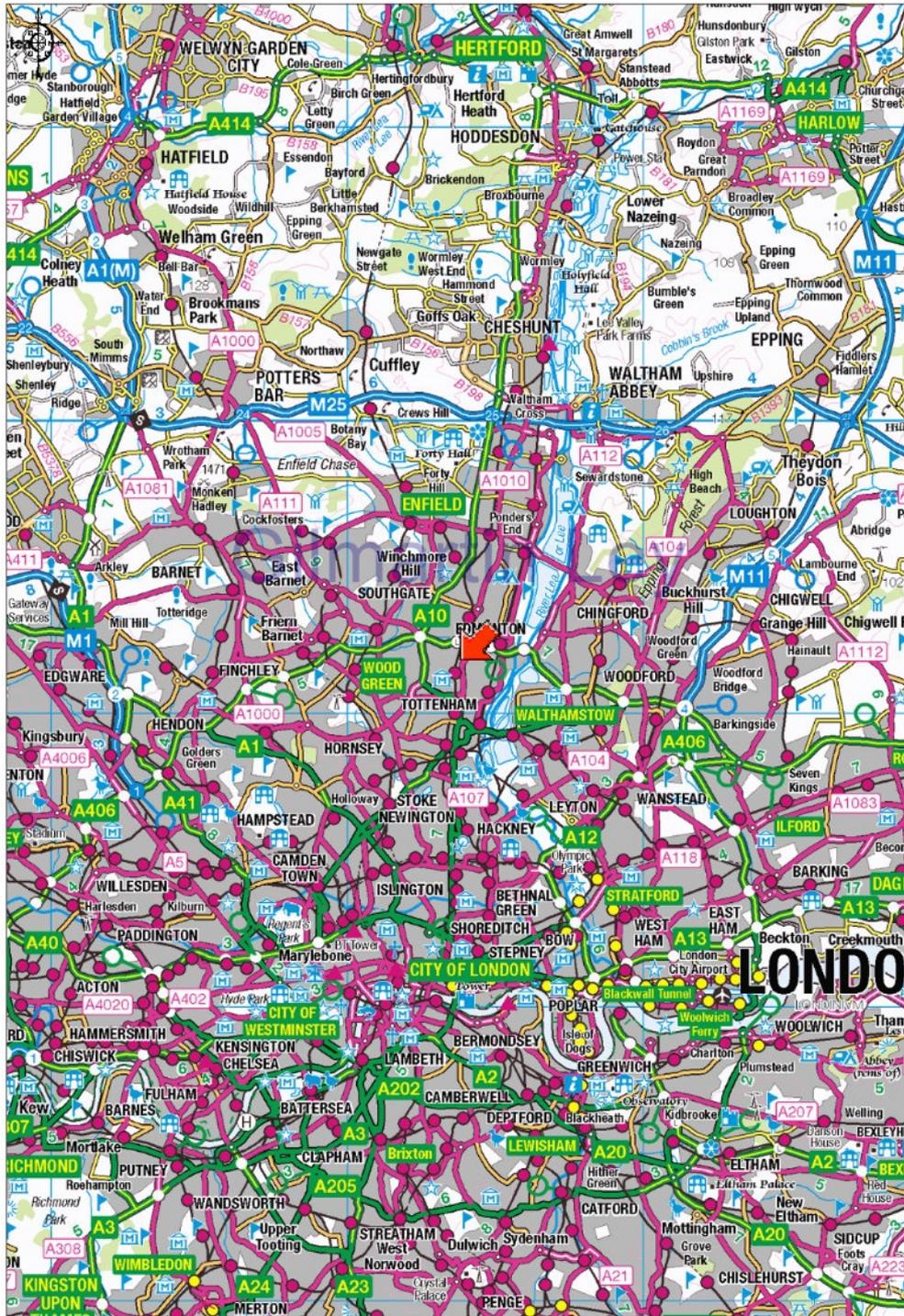


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