



GILMARTIN LEY

# Attractive 2 Storey Art Deco Workshop / Warehouse For Sale - London N18

Freehold with vacant possession

**21 Landmark Commercial Centre**  
**Commercial Road,**  
**Edmonton,**  
**LONDON, N18 1UB**



## Area

Gross Internal Area: 846 sq.m. (9,106 sq.ft.)

## Price

Offers in excess of £600,000 subject to contract

## Property Description

This is an attractive two storey purpose-built workshop / warehouse Art Deco building on a plot of 0.12 acres with considerable short and long term potential.

The building is prominent having extensive frontages to both Commercial Road and Shaftesbury Road.

The ground floor provides a combination of workshop and storage space, as well as staff WCs and changing facilities. The first floor consists of office accommodation, workshop, kitchen/staff break out room, WCs and ancillary mezzanine storage.

There is forecourt parking for 2-3 cars however further parking could be provided at ground floor if the loading bay (where the floor to ceiling height is 3.82 metres) is not required.



- > 0.25 miles south of the A406 (North Circular Road)
- > 0.5 miles to the east of the A10 (Great Cambridge Road)
- > Loading Door 2.75m(wide) x 3.03m(high)
- > Three phase power supply
- > Imposing corner position
- > Silver Street & White Hart Lane Railway Stations circa 0.25 miles to the north and south respectively



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	507.01	5457	
First Floor	284.98	3067	
Mezzanine floors	54.00	581	

## Property Location

The property benefits from fantastic road links, positioned approximately 0.5 miles to the east of the A10 (Great Cambridge Road) 0.25 miles south of the A406 (North Circular Road). The M25, M11 and the M1 motorways are all approximately 6 miles north, east and west respectively.

The property is well served in terms of public transport: Silver Street Railway Station is located just over 0.25 miles to the north and White Hart Lane Railway Station 0.25 miles to the south, both providing frequent services to London Liverpool Street Railway Station (journey time circa 30 minutes).

**2010 Rateable Value** £24500.00

**Estimated Rates Payable** £10608 per annum

**Service Charge p.a.** N/A

**Terms** Freehold with 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

**Further information at:** <http://www.gilmartinley.co.uk/properties/22985>  
Energy Performance Certificate

**Last Updated:** 12 Dec 2014

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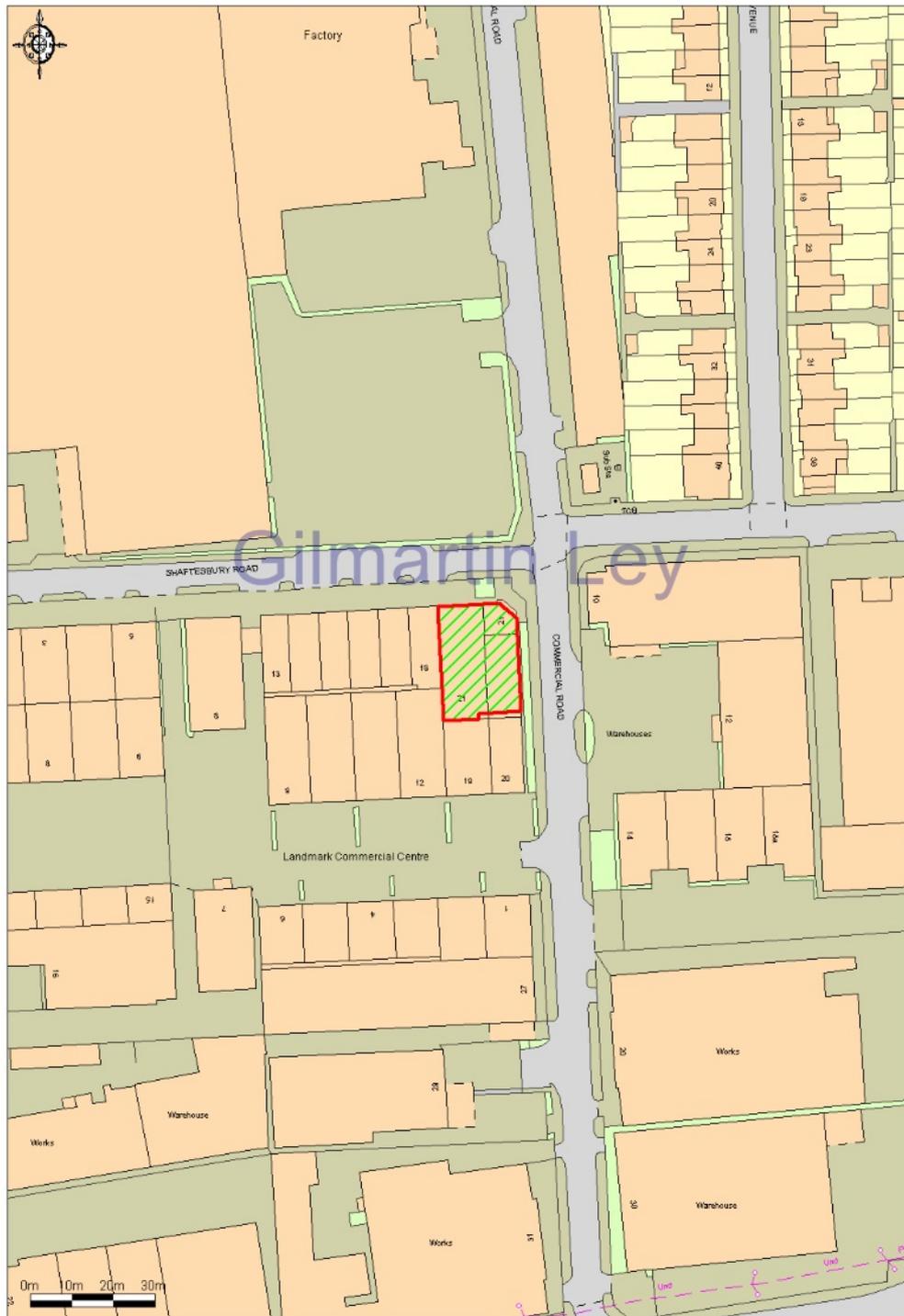


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Our ref: 22985

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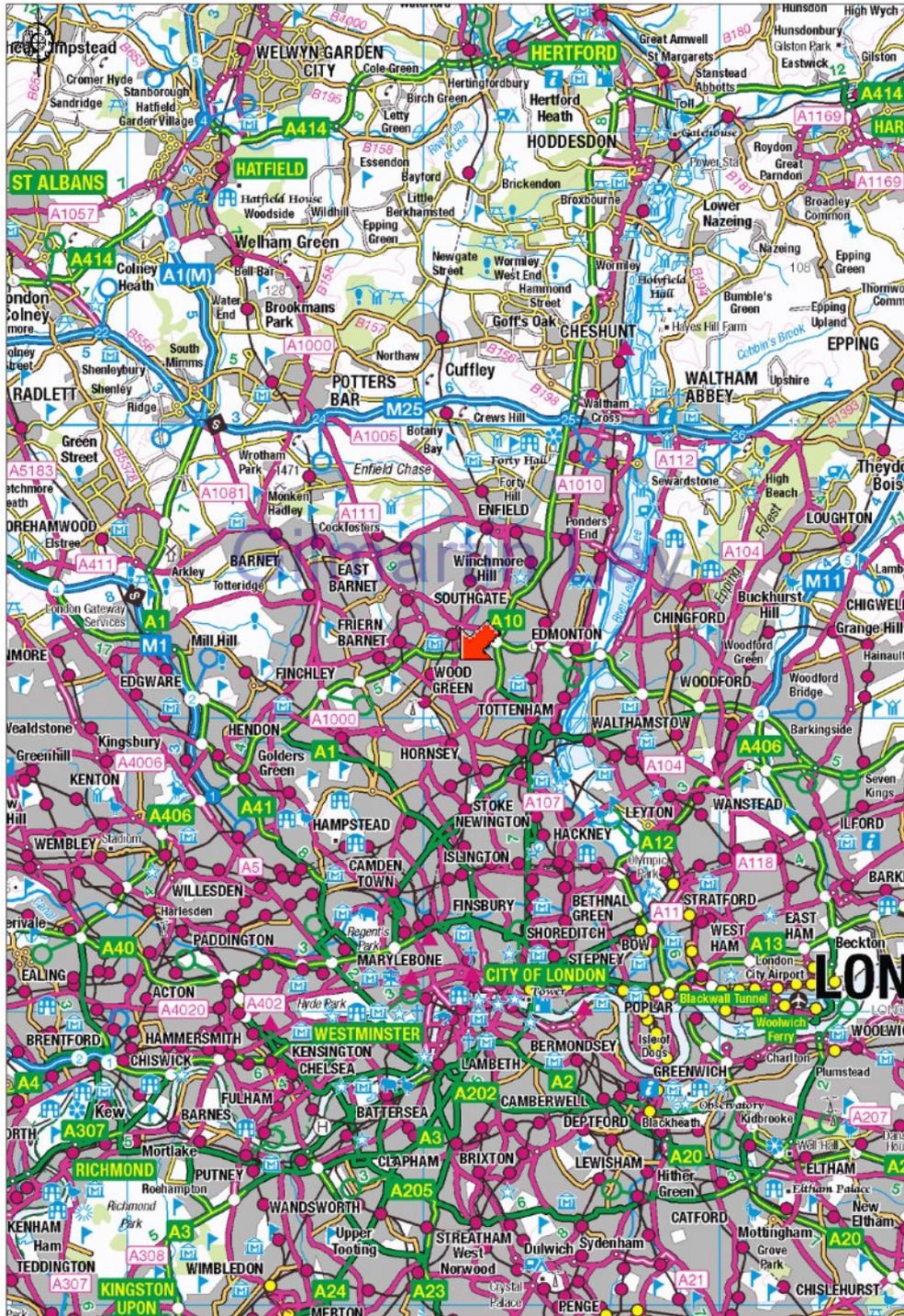


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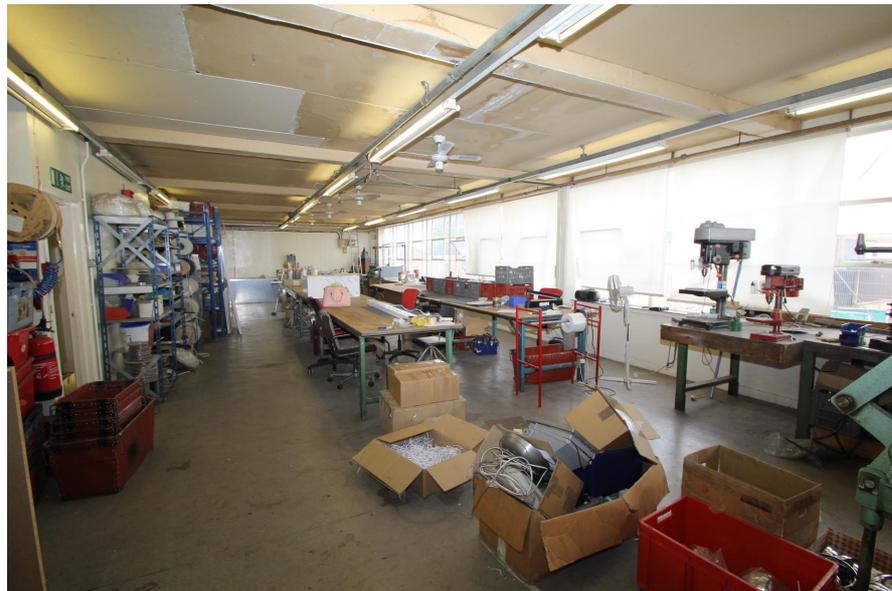
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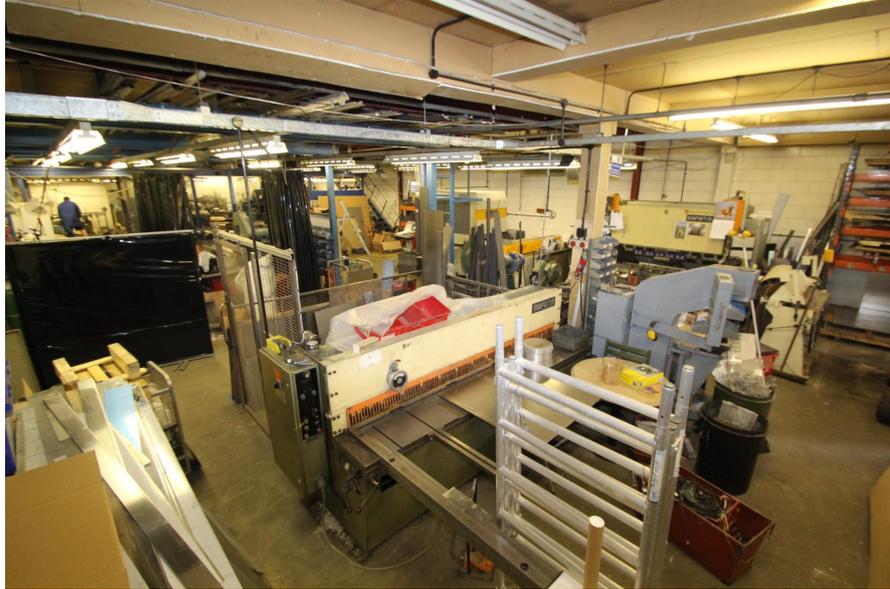
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