



GILMARTIN LEY

B1 / B2 / B8 Workshop / Warehouse To Let - Edmonton N18

Assignment of existing lease due to expire May 2019

**Units 1 and 3 Becket Road
Montagu Road Industrial
Estate,
Edmonton,
LONDON, N18 3PN**



Area

Gross Internal Area: 309 sq.m. (3,323 sq.ft.)

Rent

£16,250 per annum (approx.
£1,354 monthly) subject to
contract

Property Description

The property comprises two intercommunicating warehouse / industrial units with ancillary offices.

Unit 1 is arranged over ground floor and mezzanine level. Unit 3 is arranged over ground floor with first floor offices.

The property benefits from a generous forecourt yard.

- > 4.04 metres eaves height
- > 6.8 metres height to apex
- > Less than 0.5 miles from the Meridian Water regeneration site (5,000 homes & 3,000 new jobs)
- > Exceptional connectivity to main road networks
- > Angel Road Railway Station less than 0.25 miles distant
- > Three phase power supply
- > Generous forecourt yard





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Unit 1 Ground Floor	109.13	1,174	
Unit 1 Mezzanine	25.25	271	
Unit 3 Ground Floor	108.86	1,171	
Unit 3 First Floor Offices	65.53	705	

Property Location

Montagu Road Industrial Estate is situated just north off Conduit Lane and east of Montagu Road in Edmonton, which forms part of the larger Lea Valley Industrial Area in the primary commercial area of the London Borough of Enfield.

The property is located on Becket Road, which runs immediately south of the junction of First Avenue, Gibbs Road and Daniel Close and benefits from excellent road transport communications being situated less than 0.4 km (0.25 miles) north side of the North Circular Road (A406) and immediately west of Meridian Way (A1055). The A1055 extends between Tottenham Hale and the M25 Motorway (Junction 25) via Bullsmoor Lane approximately 3.5 miles to the north. The M11 Motorway (Junction 4) is accessed via the North Circular Road (A406) approximately 3 miles to the east.

Angel Road Railway Station, which is within 5 minutes walking distance of The Estate, provides regular services (25 minutes travel time) to London Liverpool Street. Angel Road station also provides services (5 minutes journey time) to Tottenham Hale Station with its connections to London Underground (Victoria Line) and the Stansted Express with a travel time of just under one hour to Stansted Airport. London City Airport is approximately 8.5 miles distant.

2010 Rateable Value £20000.00

Estimated Rates Payable £8520 per annum

Service Charge p.a. TBC

Premium Premium offers invited to reflect the low passing rent

Terms Assignment of an existing 15 year lease dated 27th May 2004 (copy available to download by signing into Gilmartin Ley website)

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

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/24104>
Energy Performance Certificate
Lease

Last Updated: 25 May 2016

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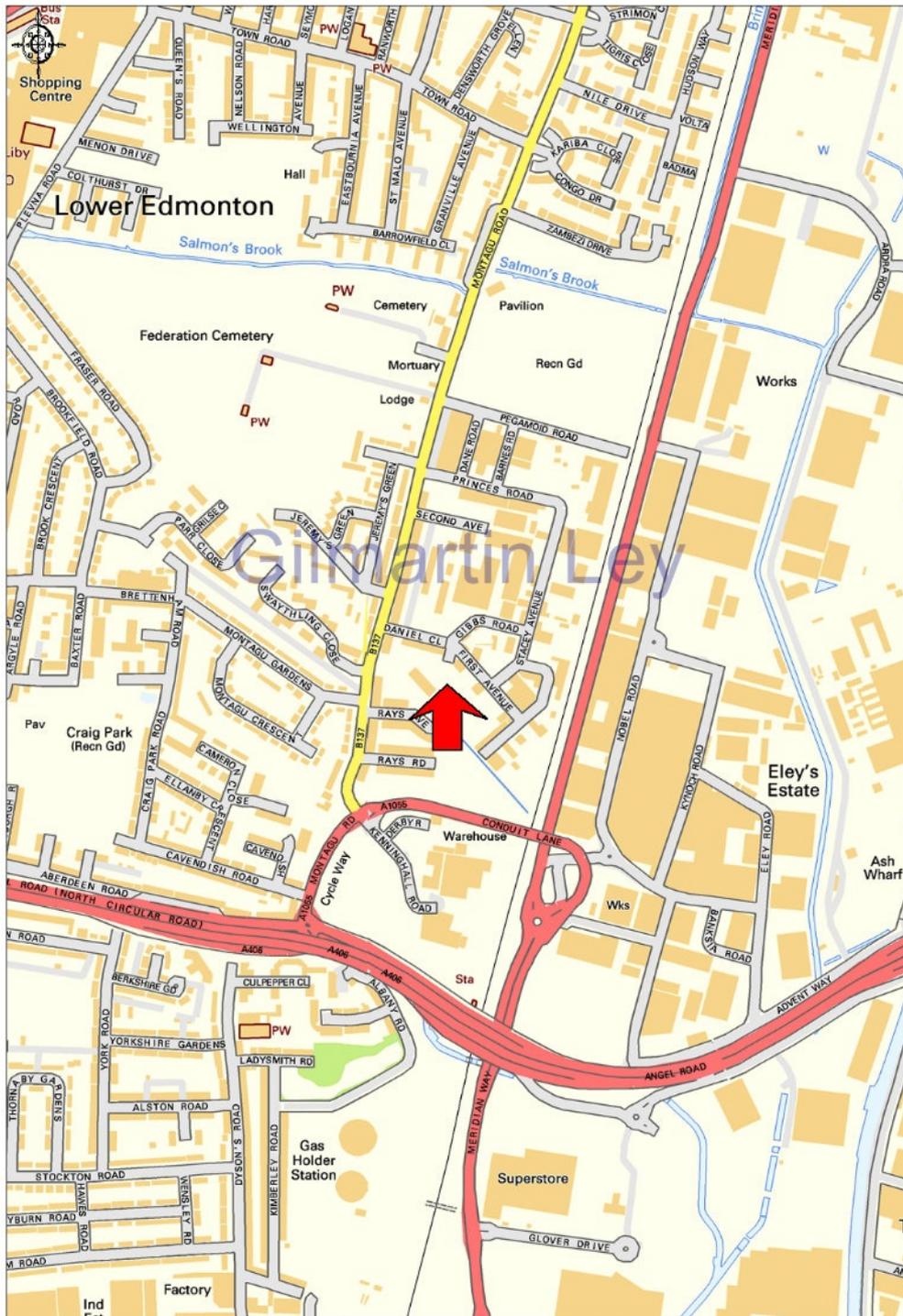


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<http://www.gilmartinley.co.uk/properties/to-rent/light-industrial-b1/edmonton/london/n18/24104>

Our ref: 24104

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

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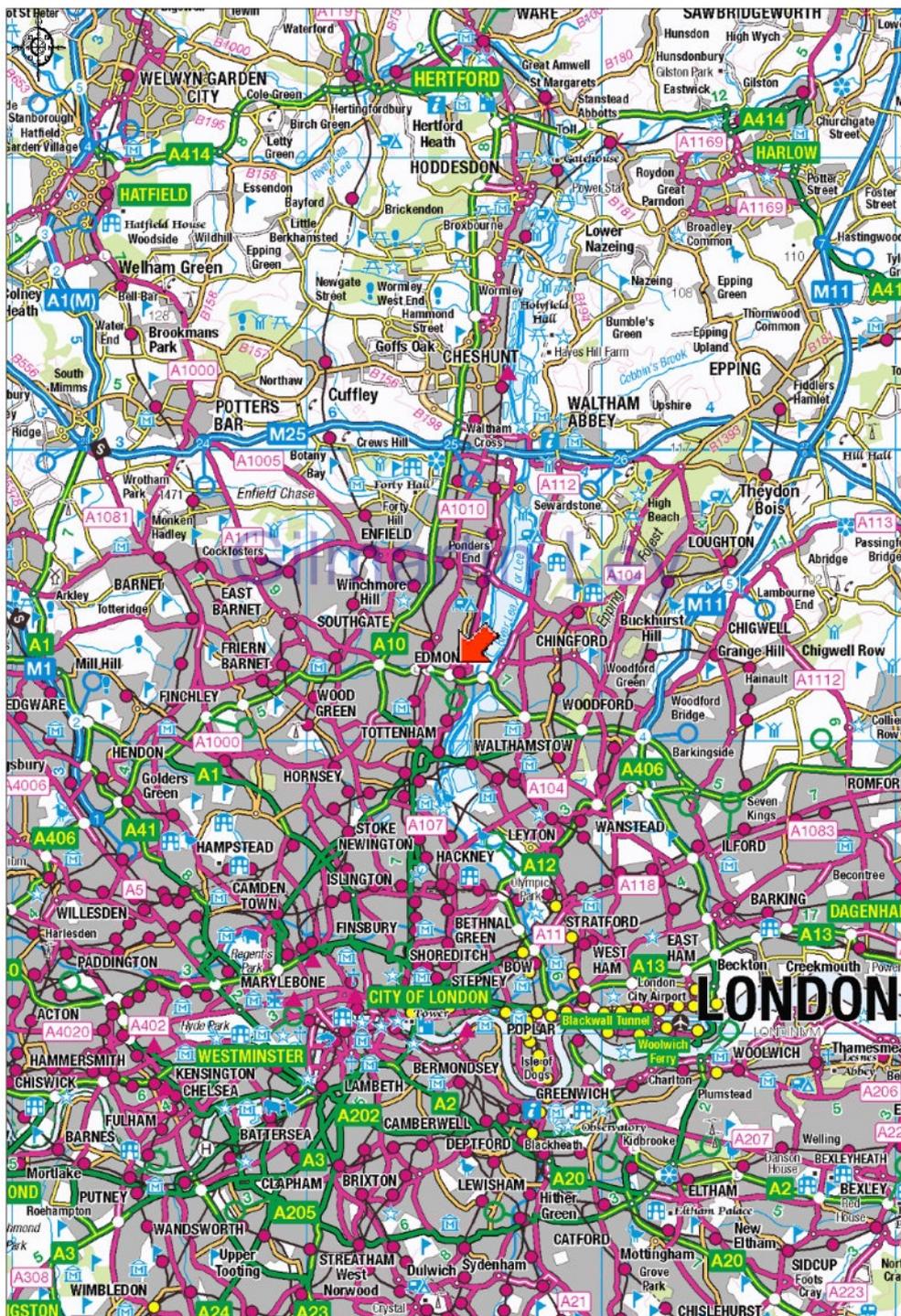


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