



GILMARTIN LEY

Workshop / Warehouse To Let - Edmonton, London N18

New lease available

**Unit 3, 22 Bull Lane,
Edmonton,
LONDON, N18 1RA**



Area

Gross Internal Area: 805 sq.m. (8,664 sq.ft.)

Rent

£57,500 per annum (approx.
£4,792 monthly) subject to
contract



Property Description

The property comprises a mid terrace industrial building of 805 square metres (8,662 sq.ft) arranged over ground and first floors.

The ground floor is predominantly made up of warehouse / storage space, with kitchen / staff room, shower and WCs.

The first floor is arranged in cellular fashion consisting of a combination of good quality offices, showrooms, workshops, kitchen and WCs.

The property benefits from ten car parking spaces of which half are demised and the remainder are by long established informal arrangements with neighbouring occupiers.

- > Floor to ceiling height on ground floor: 3.45 metres
- > Loading door 4.0 metres high x 3.15 metres wide
- > Ground floor male & female WCs and shower facilities
- > Good quality first floor office / workshop accommodation
- > First floor male & female WCs
- > 10 car parking spaces
- > Three phase power supply
- > Excellent connectivity to main road networks



GILMARTIN LEY

Workshop / Warehouse To Let - Edmonton, London N18

New lease available

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor	400.11	4,306	
First Floor	404.59	4,354	

Property Location

The subject property is located on the east side of Bull Lane south of Shaftesbury Road just north of Hebden Terrace.

The area is well served for communications with several bus routes on High Road / Fore Street (A1010) approximately 0.5 kilometres (0.3 miles) to the east.

White Hart Lane Railway Station is 0.5 kilometres (0.3 miles) to the south-east, which provides frequent services to Seven Sisters London Underground Station (Victoria line) and London Liverpool Street Station

The property benefits from excellent road communications, with both the North Circular Road (A406) and the Great Cambridge Road (A10) circa 0.5 kilometres (0.3 miles) to the north and west respectively.

2010 Rateable Value £32500.00

Estimated Rates Payable £14072 per annum

Service Charge p.a. TBC

Premium Nil

Terms New fully repairing and insuring lease available on terms to be agreed

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/24714>
Energy Performance Certificate

Last Updated: 19 Jan 2017

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, not 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. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.



GILMARTIN LEY

Workshop / Warehouse To Let - Edmonton, London N18

New lease available

Unit 3, 22 Bull Lane, LONDON N18 1RA



<http://www.gilmartinley.co.uk/properties/to-rent/light-industrial-b1/edmonton/london/n18/24714>

Our ref: 24714

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley

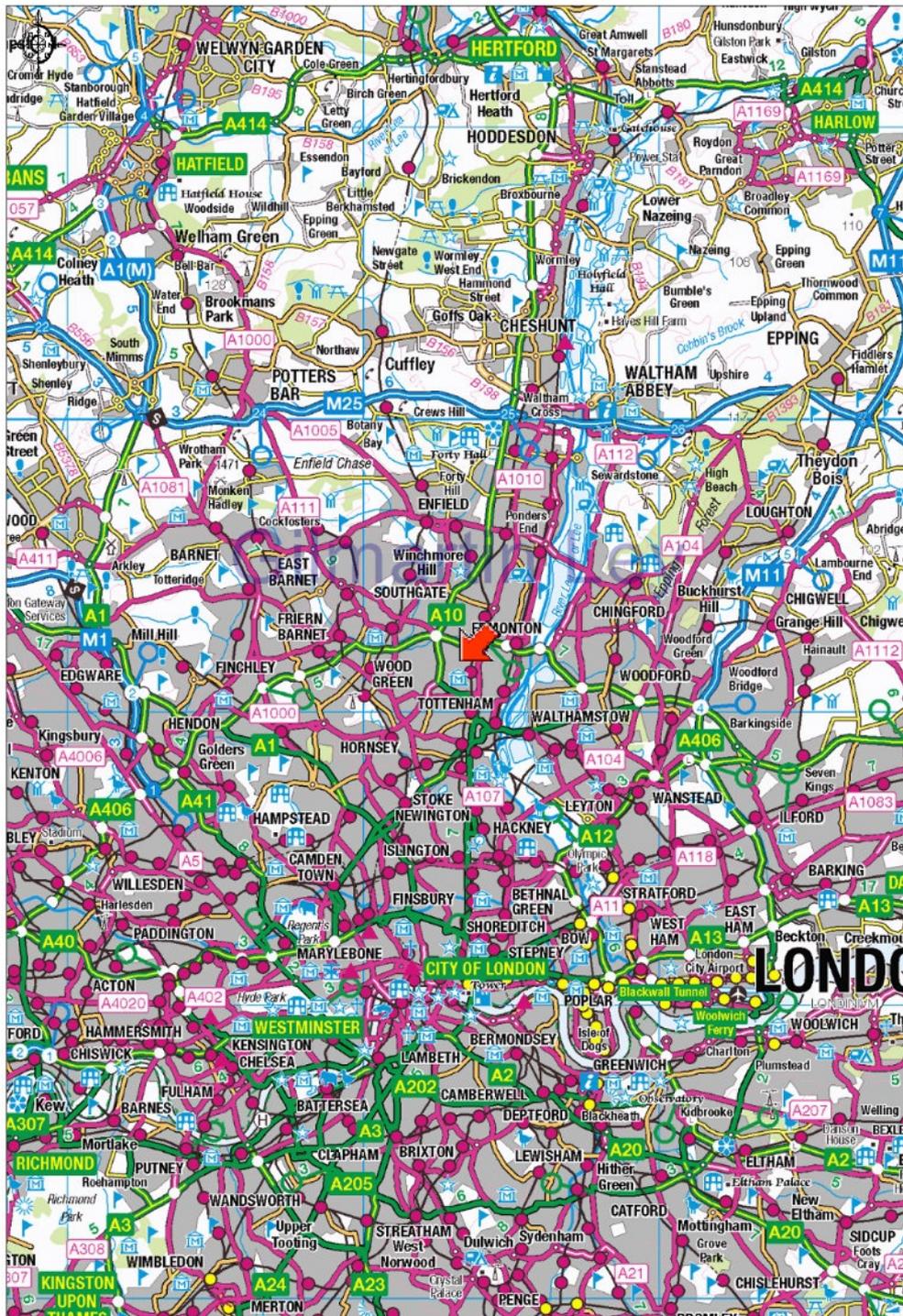


GILMARTIN LEY

Workshop / Warehouse To Let - Edmonton, London N18

New lease available

Unit 3, 22 Bull Lane, LONDON N18 1RA



<http://www.gilmartinley.co.uk/properties/to-rent/light-industrial-b1/edmonton/london/n18/24714>

Our ref: 24714

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

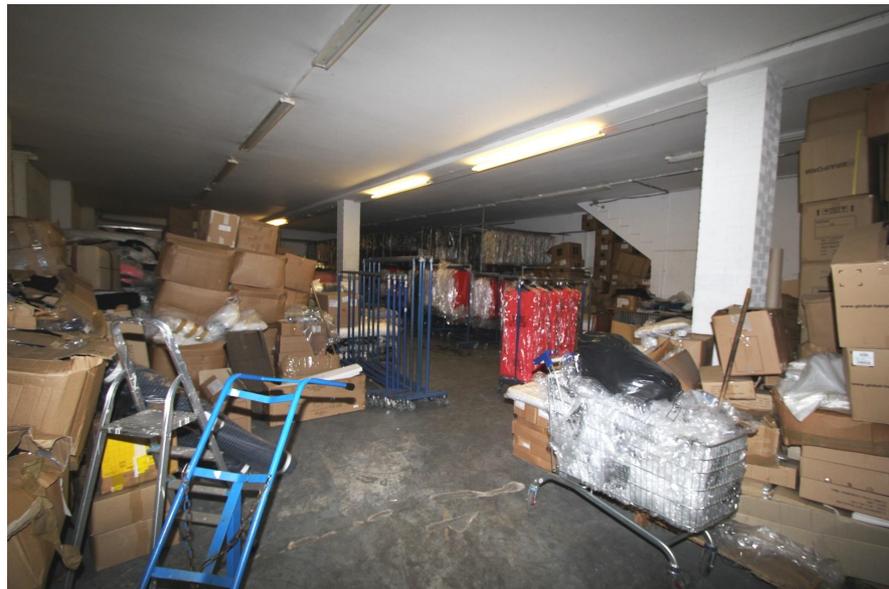
Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Workshop / Warehouse To Let - Edmonton, London N18

New lease available



<http://www.gilmartinley.co.uk/properties/to-rent/light-industrial-b1/edmonton/london/n18/24714>

Our ref: 24714

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Workshop / Warehouse To Let - Edmonton, London N18

New lease available



<http://www.gilmartinley.co.uk/properties/to-rent/light-industrial-b1/edmonton/london/n18/24714>

Our ref: 24714

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Workshop / Warehouse To Let - Edmonton, London N18

New lease available



<http://www.gilmartinley.co.uk/properties/to-rent/light-industrial-b1/edmonton/london/n18/24714>

Our ref: 24714

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Workshop / Warehouse To Let - Edmonton, London N18

New lease available



<http://www.gilmartinley.co.uk/properties/to-rent/light-industrial-b1/edmonton/london/n18/24714>

Our ref: 24714

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agencyl@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Workshop / Warehouse To Let - Edmonton, London N18

New lease available



<http://www.gilmartinley.co.uk/properties/to-rent/light-industrial-b1/edmonton/london/n18/24714>

Our ref: 24714

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agencyl@gilmartinley.co.uk
Twitter: @gilmartinley