



Industrial Warehouse To Let - Edmonton N18

Available For Storage Use Only

GILMARTIN LEY

14 Langhedge Industrial Estate
Langhedge Lane,
Edmonton,
LONDON, N18 2TQ



Area

Gross Internal Area: 84 sq.m. (900 sq.ft.)

Rent

£13,500 per annum (approx.
£1,125 monthly) subject to
contract

Property Description

The premises comprise a warehouse/storage unit with ancillary office space situated on an established gated industrial estate.

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



- > Good Loading Access
- > Exceptional connectivity to main road networks
- > 4.78 metres to apex
- > 3.90 metre eaves height
- > Secure Industrial Estate
- > Forecourt Parking
- > Kitchen and WC facilities

Accommodation	Area sq.m.	Area sq.ft.	Comments
Warehouse	83.66	900	



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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 0.8 kilometres (0.5 miles) to the north with excellent access to the North-South Route (A1055) and M11.

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

2017 Rateable Value £8400.00

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/25144>
Energy Performance Certificate
Offer Requirements

Last Updated: 29 Oct 2019

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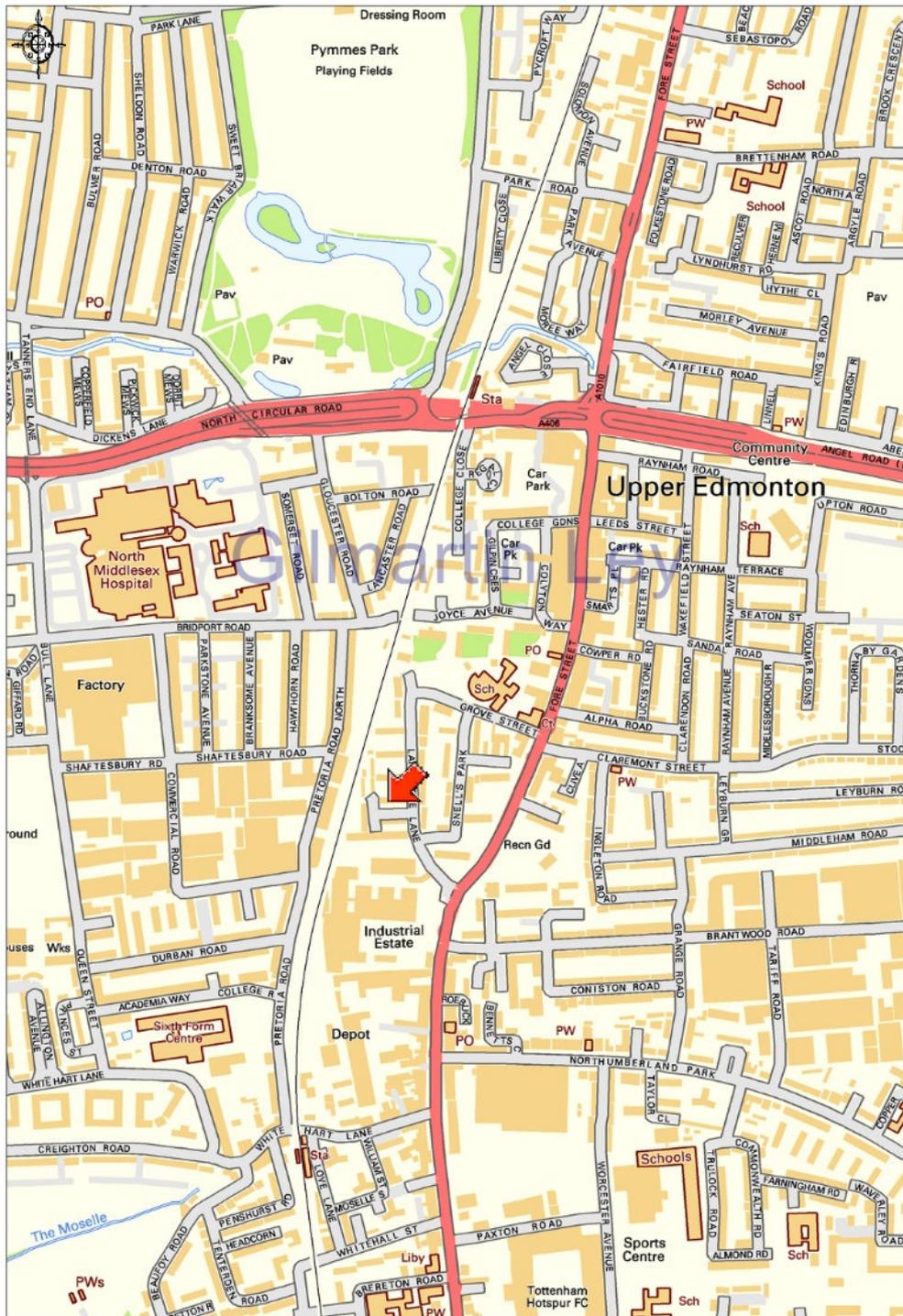


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<https://www.gilmartinley.co.uk/properties/to-rent/b8/edmonton/london/n18/25144>

Our ref: 25144

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

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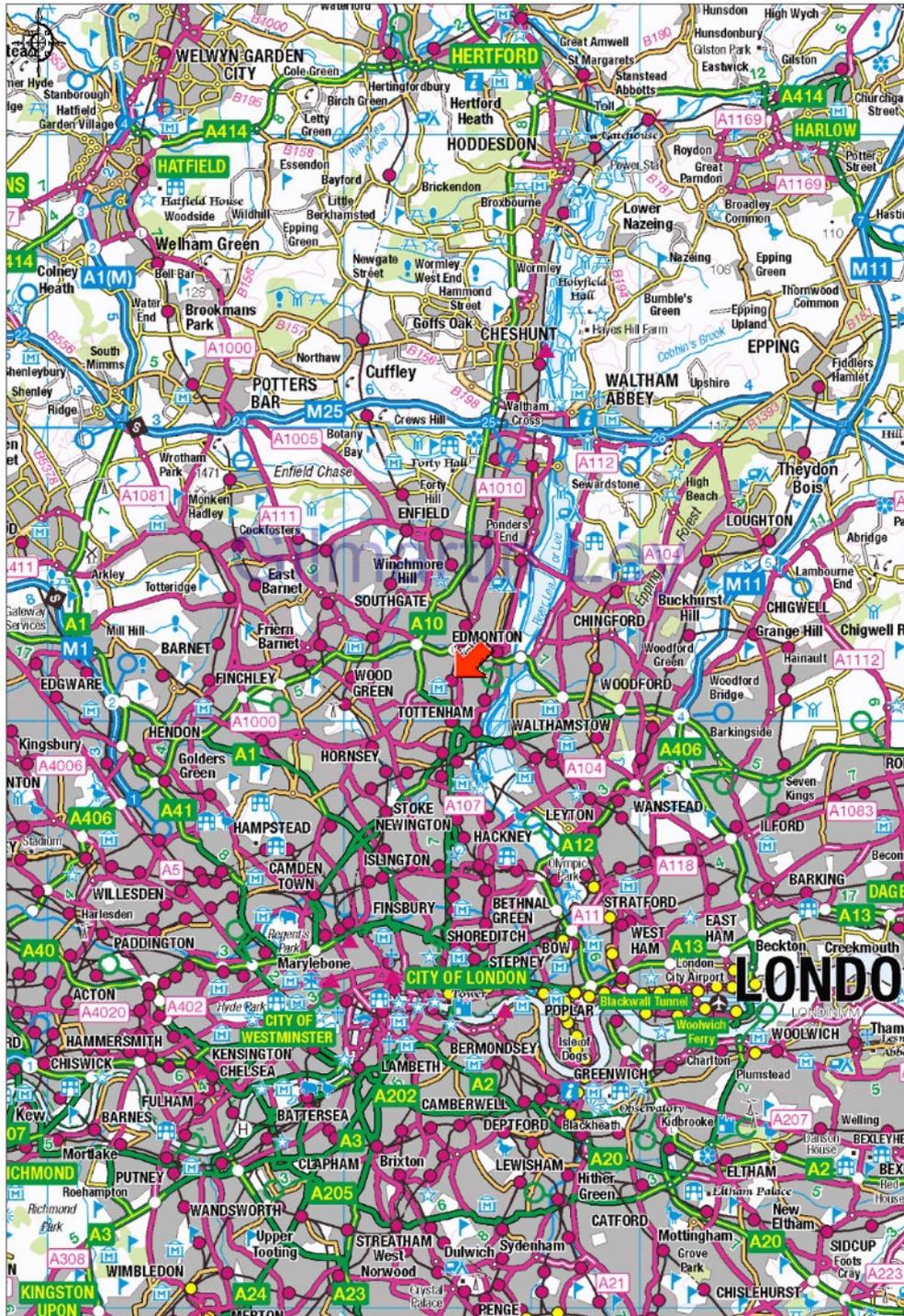


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