



Industrial Warehouse To Let - Tottenham N18

Secure estate with excellent communications

GILMARTIN LEY

Unit 2 Lanhedge Lane
Industrial Estate,

LONDON, N18 2TQ



Area

Gross Internal Area: 274 sq.m. (2,949 sq.ft.)

Rent

£36,750 per annum (approx.
£3,062 monthly) subject to
contract



Property Description

The premises comprise a modern portal framed warehouse unit situated on an established gated industrial estate.

The warehouse benefits from a generous eaves height of 5.6m, rising to an apex of 7.82m, three phase power supply and roller shutter loading access (6.59m x 3.74m).

The property also has office accommodation and W.C facilities on both ground & first floor and forecourt parking for approximately four cars.

- > Well established and secure industrial estate
- > Eaves height: 5.6 metres
- > Forecourt loading access and parking
- > Exceptional connectivity to main road and public transport networks
- > Circa 450 metres from White Hart Lane London Overground Station
- > Tottenham is currently undergoing major regeneration and improvement

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	238.47	2,566	
First Floor	35.52	382	



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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 therefore has excellent access to the main road network, including the North-South Route (A1055), M25 and M11. 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.

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 £22000.00

Estimated Rates Payable £10560 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/27165>
EPC Certificate

Last Updated: 26 Feb 2019

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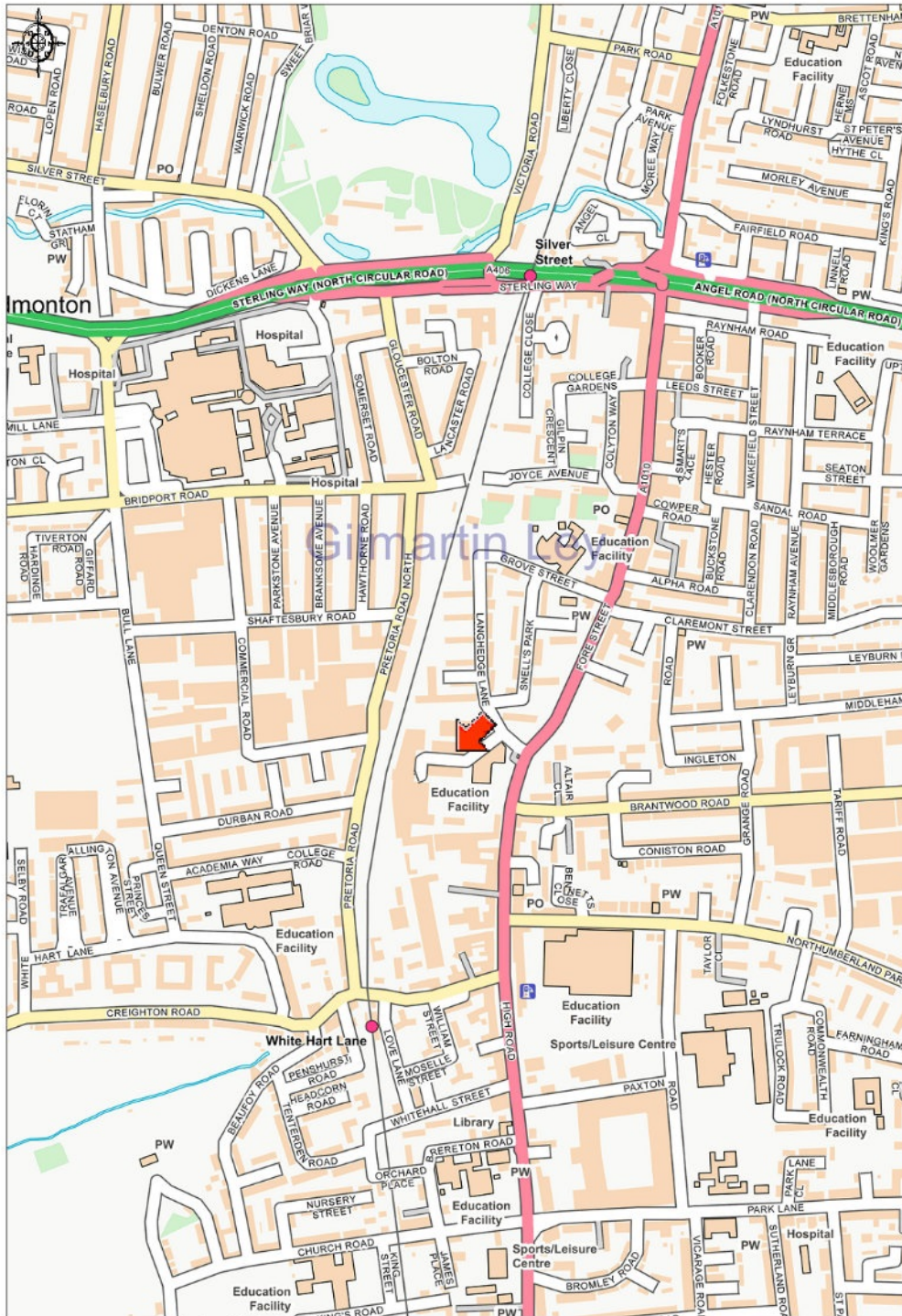


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Our ref: 27165

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Property Experts for North London

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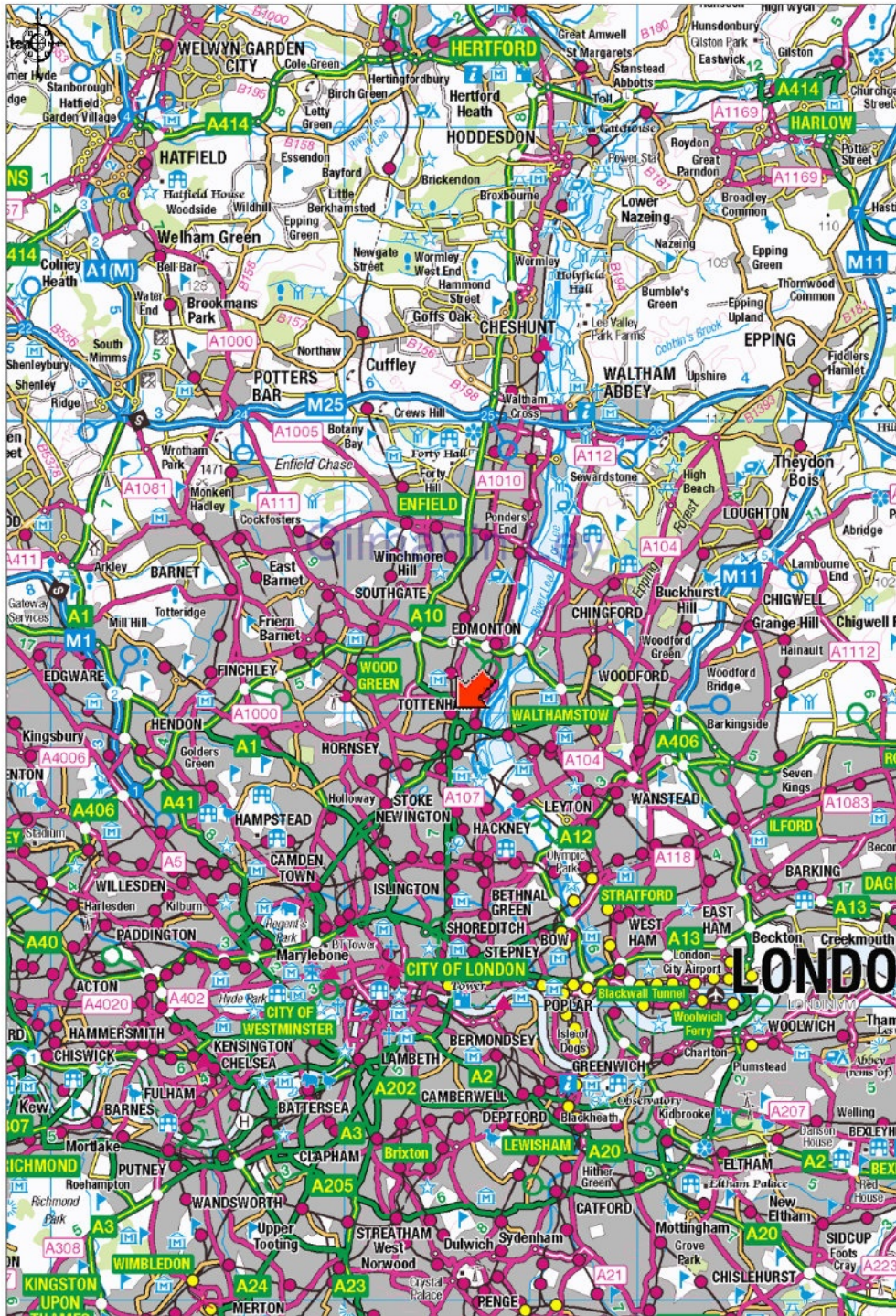


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