



Vehicle Repair Garage / Workshop To Let - Edmonton N18

High bay unit within an established industrial estate

GILMARTIN LEY

**Unit 7 Landmark Commercial
Centre
21 Commercial Road,
Edmonton,
LONDON, N18 1UB**



Area

Gross Internal Area: 506 sq.m. (5,444 sq.ft.)

Rent

£48,000 per annum (approx. £4,000 monthly) subject to contract

Property Description

The property comprises a high bay industrial warehouse, which until recently was trading as a car repair garage, with an eaves height of 6.2m, rising to an apex of 6.8m . The property is configured to provide workshop space, office accommodation, WC and shower facilities.

The unit benefits from a single electronically operated loading door with external canopy, 3 phase electricity and gas powered blow heaters.

Externally, the unit benefits from 9 car parking spaces within the yard area to the rear of the property.

Key considerations

- > Vehicle repair garage / workshop
- > Eaves Height: 6.2m Height to Apex: 6.8 metres.
- > 9 car parking spaces
- > Excellent connections via road and rail
- > A406 North Circular Road 0.5 miles
- > White Hart Lane Station 0.5 miles



Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Workshop	340.17	3,661	
Mezzanine	165.60	1,782	



GILMARTIN LEY

Vehicle Repair Garage / Workshop To Let - Edmonton N18

High bay unit within an established industrial estate

Property Location

The premises are situated in an established industrial estate within 0.5 miles (0.8 km) of the A406 North Circular Road.

The unit benefits from excellent communications via road and rail, being equidistant between the Great Cambridge Road (A10) and Upper Fore Street, Edmonton. J25 of the M25 is approximately 5.1 miles (8.3 km) north of the property.

White Hart Lane National Rail Station is approximately 0.5 miles (0.8 km) from the property, which provides frequent southbound services into Seven Sisters (Victoria Line) and London Liverpool Street, and northbound services to Enfield Town and Cheshunt.

2017 Rateable Value £27000.00

Estimated Rates Payable £12960 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new lease available on terms 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/27873>
Offer Requirements Document

Last Updated: 03 Dec 2020

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.

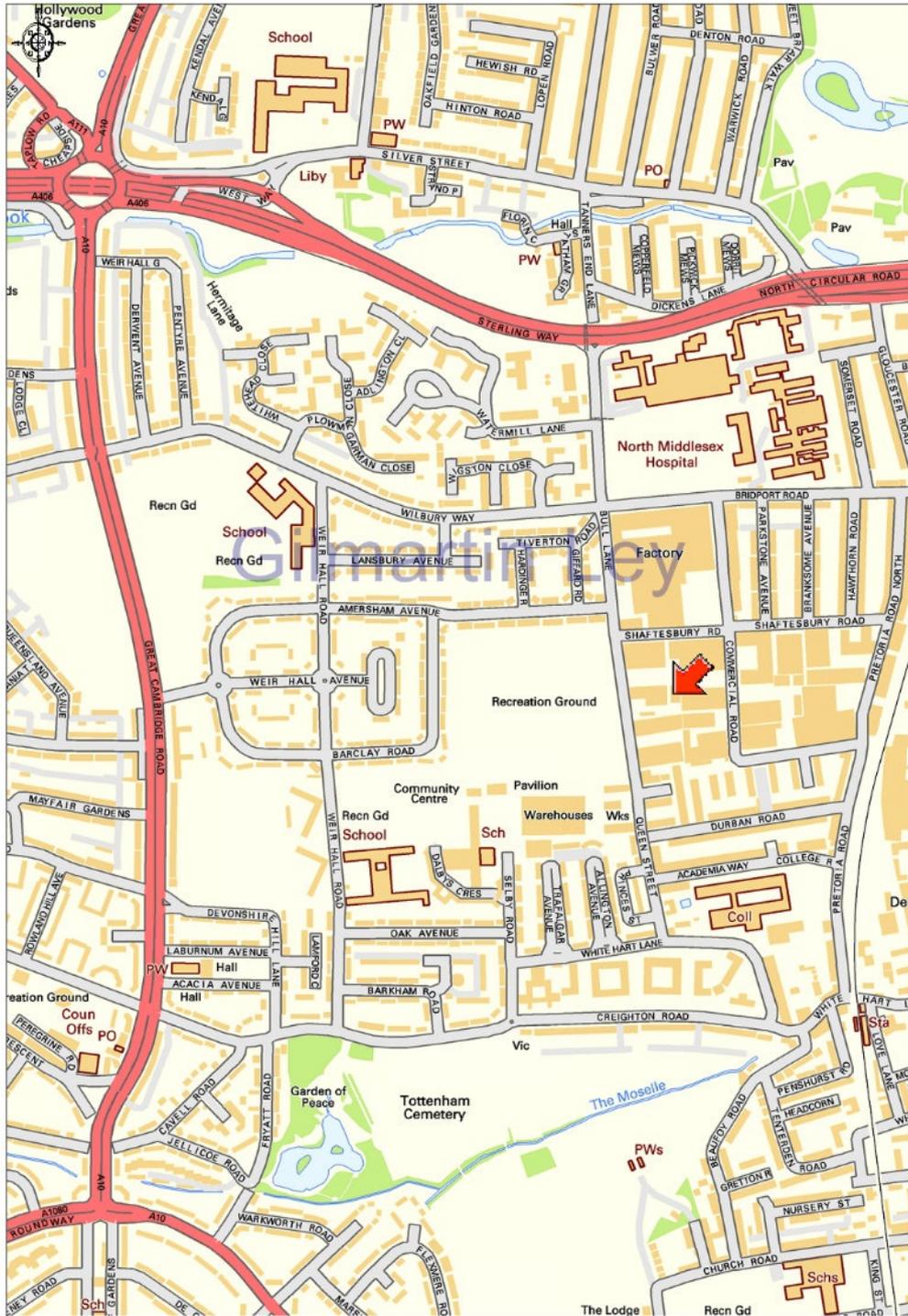


GILMARTIN LEY

Vehicle Repair Garage / Workshop To Let - Edmonton N18

High bay unit within an established industrial estate

Unit 7 Landmark Commercial Centre, 21 Commercial Road, LONDON N18 1UB



© Crown Copyright 2012. All rights reserved. Licence number 100030415. Printed on 1/20/20

<https://www.gilmartinley.co.uk/properties/to-rent/car-repairs/edmonton/london/n18/27873>

Our ref: 27873

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

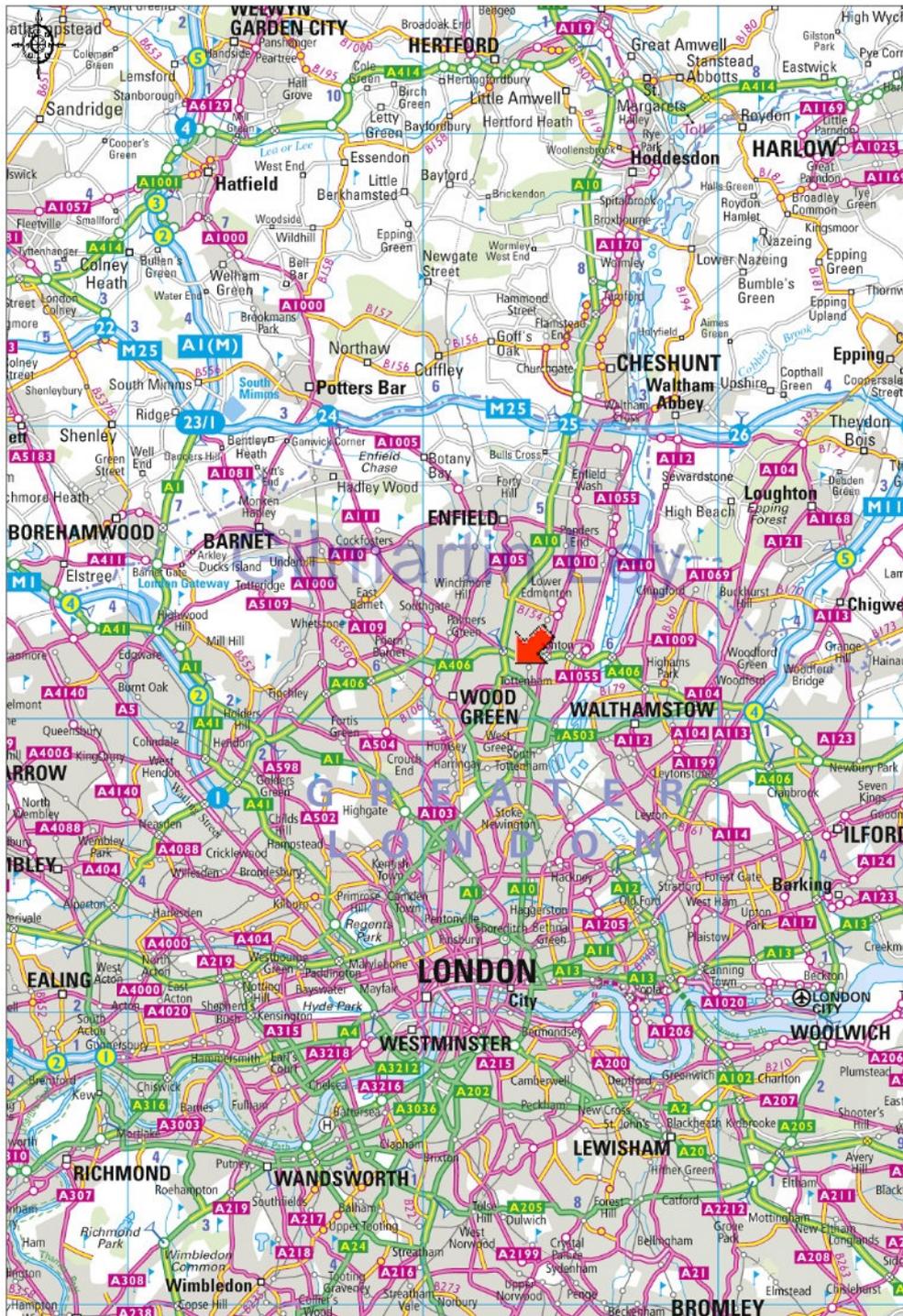


GILMARTIN LEY

Vehicle Repair Garage / Workshop To Let - Edmonton N18

High bay unit within an established industrial estate

Unit 7 Landmark Commercial Centre, 21 Commercial Road, LONDON N18 1UB



<https://www.gilmartinley.co.uk/properties/to-rent/car-repairs/edmonton/london/n18/27873>

Our ref: 27873

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Vehicle Repair Garage / Workshop To Let - Edmonton N18

High bay unit within an established industrial estate



<https://www.gilmartinley.co.uk/properties/to-rent/car-repairs/edmonton/london/n18/27873>

Our ref: 27873

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Vehicle Repair Garage / Workshop To Let - Edmonton N18

High bay unit within an established industrial estate



<https://www.gilmartinley.co.uk/properties/to-rent/car-repairs/edmonton/london/n18/27873>

Our ref: 27873

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Vehicle Repair Garage / Workshop To Let - Edmonton N18

High bay unit within an established industrial estate



<https://www.gilmartinley.co.uk/properties/to-rent/car-repairs/edmonton/london/n18/27873>

Our ref: 27873

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk