



# Storage Unit To Let - Edmonton N18

Available For Storage Use Only

GILMARTIN LEY

Unit 15, Langhedge Lane  
Industrial Estate,

LONDON, N18 2TQ



### Area

Gross Internal Area: 154 sq.m. (1,656 sq.ft.)

### Rent

£14,000 per annum (approx.  
£1,167 monthly) subject to  
contract



### Property Description

The property comprises a mid-terrace storage unit arranged over ground and mezzanine levels.

The unit benefits from a full height loading door, forecourt parking, kitchenette and WC facilities.

- > Good Loading Access
- > Exceptional connectivity to main road networks
- > Secure Industrial Estate
- > Mezzanine level with loading access
- > Forecourt Parking
- > Kitchen and WC facilities

Accommodation	Area sq.m.	Area sq.ft.	Comments
Unit 15 Ground Floor	80.71	868	
Unit 15 Mezzanine	73.16	787	



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## Property Location

Langhedge Lane Industrial Estate is situated on the western side of Langhedge 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 1.13 kilometres (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 has recently been redeveloped and significantly improved. 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** £10750.00

**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/27883>

**Last Updated:** 03 Mar 2020

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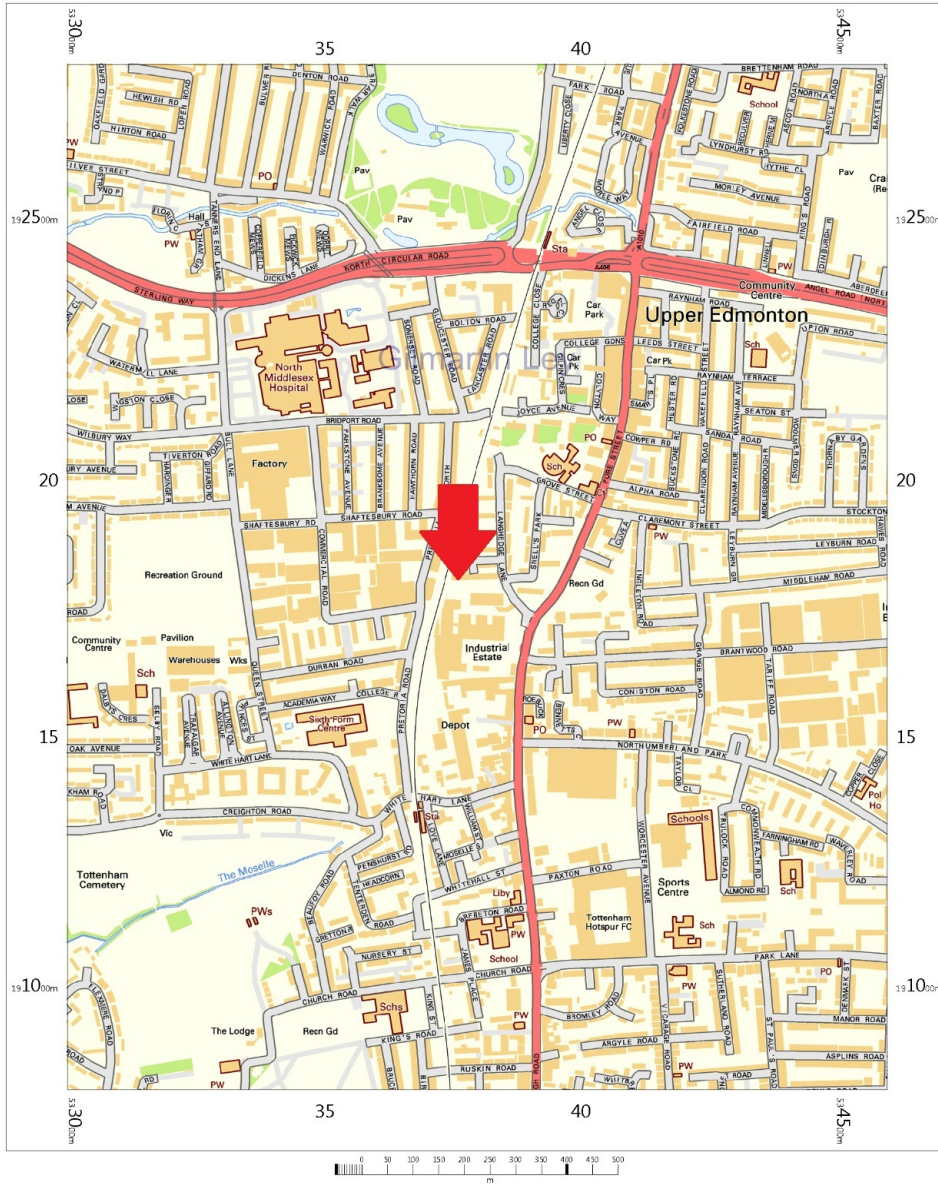


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Units 15, 16 and 17 Langedge Lane Industrial Estate, LONDON N18 2TQ



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Our ref: 27883

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](mailto:comms@gilmartinley.co.uk)  
 Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



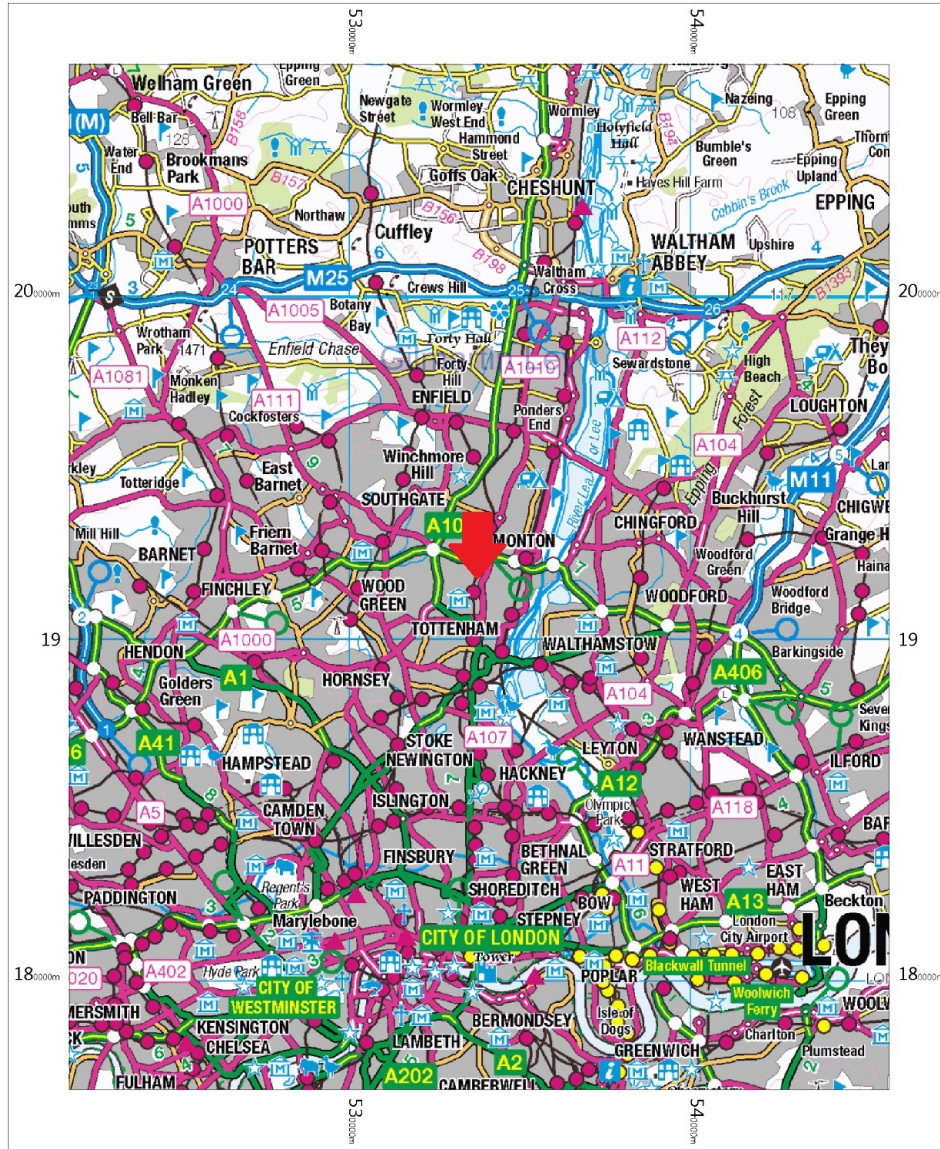


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Property Experts for North London

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



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Tel: +44 (0)20 8882 0111  
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