



# Vehicle Repair Garage / Workshop To Let - Edmonton N18

Available on a new lease

GILMARTIN LEY

**8 Cuthbert Road**  
also known as **Bright Spot**  
**Service, Angel Road,**  
**Edmonton,**  
**LONDON, N18 2QL**



#### Area

Gross Internal Area: 256 sq.m. (2,755 sq.ft.)

#### Rent

£50,000 per annum (approx.  
£4,167 monthly) subject to  
contract



#### Property Description

The property comprises a 4-bay vehicle repair workshop with separate office accommodation and WCs. The bays each have roller shutter doors and direct access to substantial forecourt yard area.

Currently three of the bays are being used for the repair of vehicles and have an eaves height of 3.95 metres. The fourth bay is used for storage of tyres and parts.

Externally, there is a yard of circa 183.28 square metres (3,049 square feet) with vehicular access points from both Cuthbert Road and the A406 North Circular Road.

- > Rarely available vehicle repair garage / workshop to let on a new lease
- > Prominent frontage and location adjacent to A406 North Circular Road
- > Site area: 0.12 acres
- > Gross internal area: 255.98 sq.m (2,755 sq.ft)
- > Yard area: 283.28 sq.m (3,049 sq.ft)
- > Vehicular access points from Cuthbert Road and A406
- > 300m to Silver Street Rail Station

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	206.74	2,225	
First Floor	49.24	530	



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## Property Location

The property occupies a prominent position on the north side to the A406 North Circular Road in the heart of Upper Edmonton; a densely populated residential area within the London Borough of Enfield.

Historically, the location has been one of the most influential parts of the London Borough of Enfield. Situated in a part of Upper Edmonton more commonly known as 'The Angel', the area is set to benefit from proximity to major regeneration projects in the surrounding areas such as Tottenham and the Meridian Water scheme.

Existing national occupiers in close vicinity include; Lidl, Nationwide Building Society, KFC, Tesco Express, Halifax Bank, McDonalds, Costa Coffee amongst an array of well established local businesses.

The property has exceptional transport communications.

Silver Street Rail Station (London Overground Line) is only 300 metres away from the subject property, which provides frequent and direct services to Seven Sisters Station (Victoria Line), with a journey time of circa 6 minutes & London Liverpool Street Station, circa 26 minutes to the south, and to Enfield Town, circa 9 minutes to the north.

The North Circular Road provides excellent access to main road communications including easy access to A10, M25, M11 and M1.

The property is also located 1.13 kilometres (0.7 miles) north of the new Tottenham Hotspur Stadium. Apart from the recently developed stadium there has been and continues to be significant regeneration in the area, which includes 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 Tottenham area.

**2017 Rateable Value** £12500.00

**Estimated Rates Payable** £1000 per annum

**Service Charge p.a.** TBC

**Premium** Nil

**Terms** A new 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/28009>  
Energy performance certificate  
Offer requirements

**Last Updated:** 11 Mar 2020

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Our ref: 28009

Property Investment and Development Consultants  
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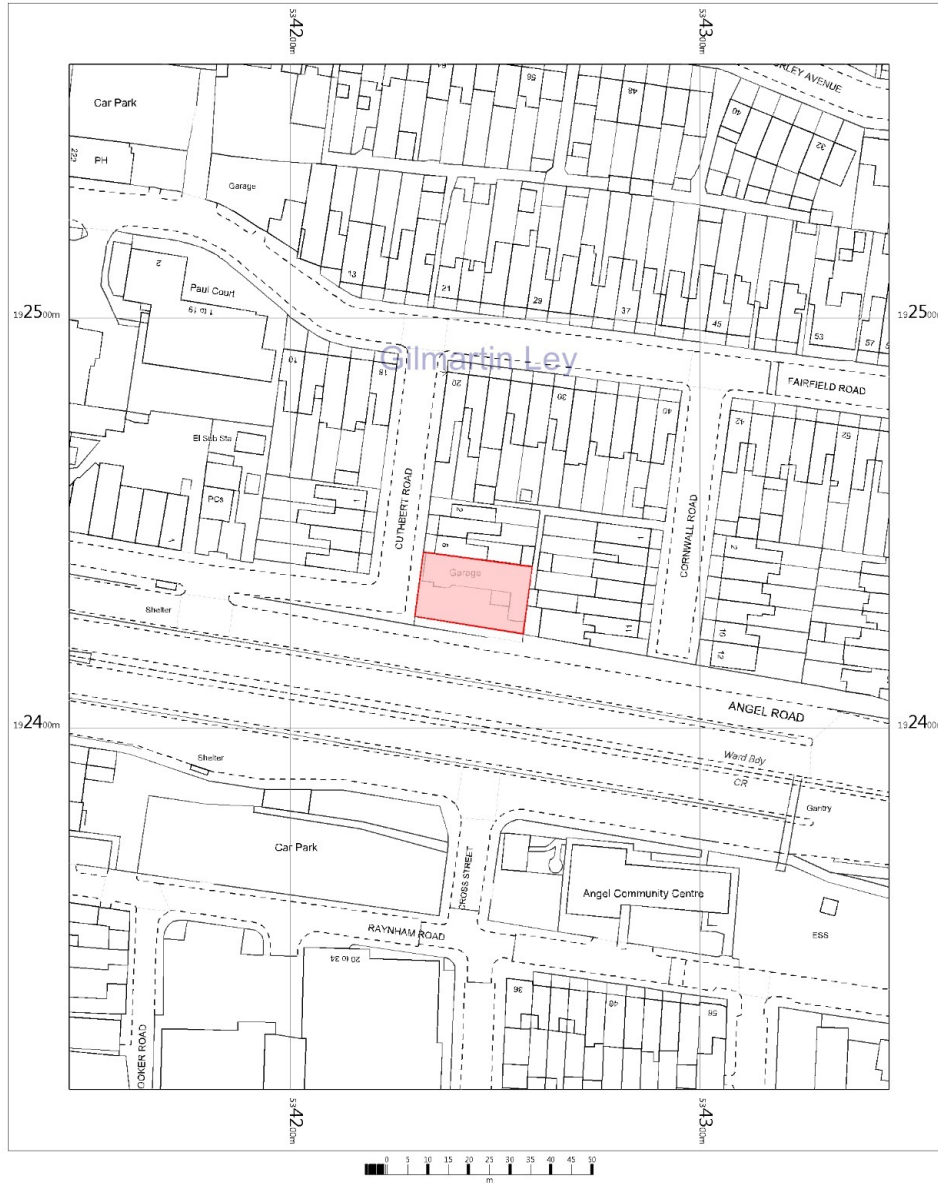


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OS MasterMap 1250/2500/10000 scale  
Wednesday, December 11, 2019, ID: CM-00847613  
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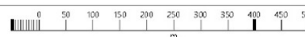
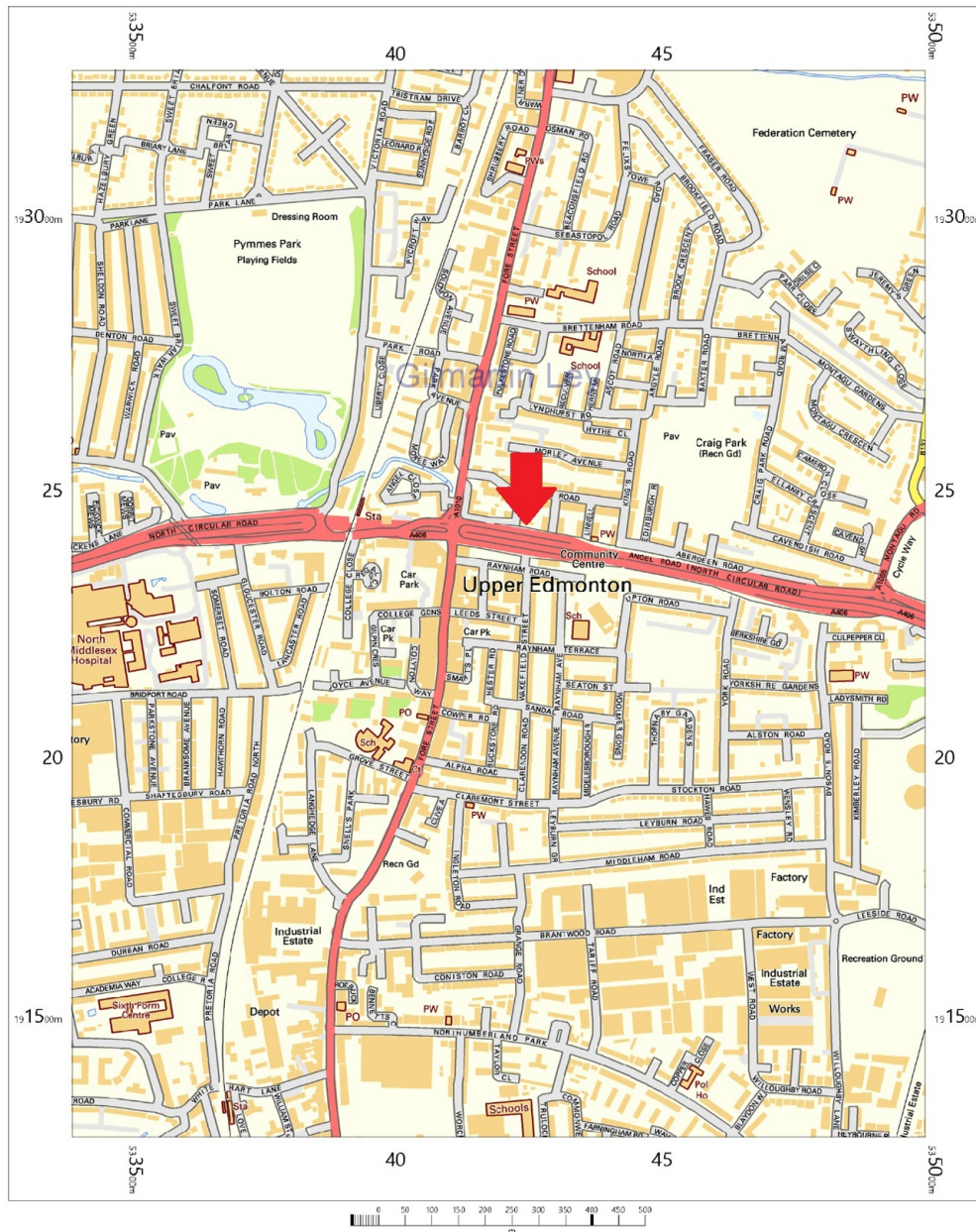


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OS Streetview  
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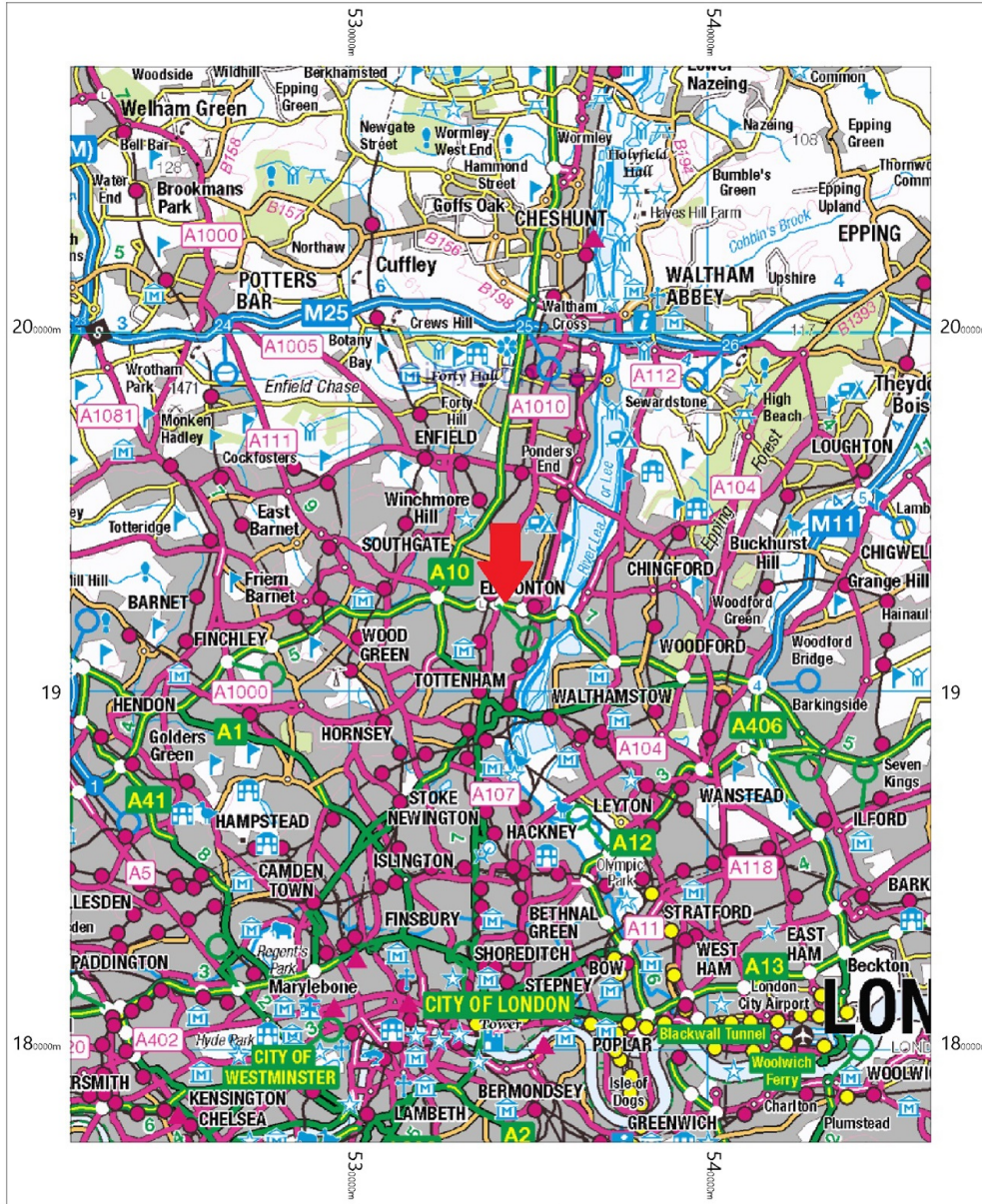


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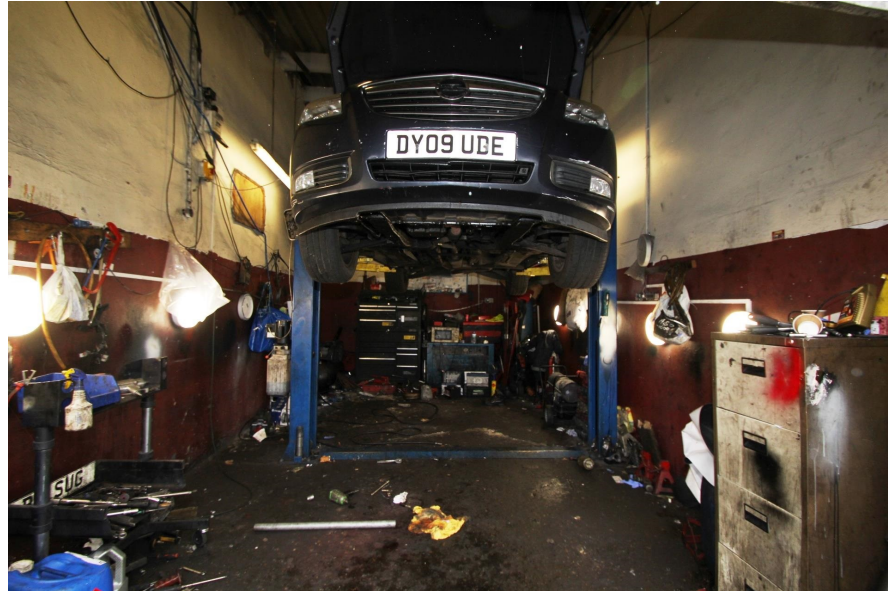
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