



GILMARTIN LEY

Office / Retail Unit To Let - Edmonton N18

50m to Silver Street Station

**Ground Floor 28 Sterling Way,
Edmonton,
LONDON, N18 2XZ**



Area

Net Internal Area: 104 sq.m. (1,121 sq.ft.)

Rent

£28,000 per annum (approx. £2,333 monthly) subject to contract



Property Description

The property comprises the ground floor of a mid-terrace mixed use building, arranged over ground, first and second floors.

Consisting of predominantly open plan office accommodation, separate WCs, private office / board room, kitchen and rear store / file room, the ground floor unit is in reasonable condition throughout. The office benefits from electric security shutters, air conditioning, alarm system, perimeter power & data points. The space has the advantage of excellent natural light provided by a central lightwell, as well as a combination of suspended and recessed lighting.

The unit may be suitable for a number of office, retail or alternative uses (STPP).

Key Considerations:

- > New lease available
- > Popular and vibrant North London location
- > North Middlesex Hospital: 500m
- > Tottenham Hotspur Stadium: 1km
- > Pymmes Park: 135m
- > Adjacent to A406 North Circular Road
- > Excellent communications via road and rail
- > Silver Street Station (London Overground / Weaver Line): 50m
- > Great Cambridge Road (A10): 1.4 km
- > Meridian Way (A1055): 1.2 km



Accommodation

Net Internal Area: 104 sq.m. (1,121 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Ground floor office	104.21	1,121	Predominantly open plan office accommodation with separate WCs, kitchen, store and meeting room.

Property Location

The subject property is located on the south side of Sterling Way (A406 North Circular Road), approximately 70 metres east of College Close and 105 metres from the main junction with Fore Street (A1010).

Transport links are excellent. The Great Cambridge Road (A10) lies 1.4 km to the west, with the North-South Route / Meridian Way (A1055) is 1.2 km to the east.

Silver Street Overground Station is approximately 50 metres to the west and provides southbound services on the Weaver Line / London Overground, with journey times of around 7 minutes to Seven Sisters and 27 minutes to London Liverpool Street. Northbound services connect to Enfield Town and Cheshunt. Sterling Way and Fore Street are both key bus routes.

The area is a popular and vibrant local shopping destination, featuring a mix of national and independent retailers, professional service offices, supermarkets, cafés and restaurants. Local occupiers in the immediate vicinity include Lidl, Costa Coffee, pharmacies, accountants, solicitors, and various health, hair and beauty businesses.

2023 Rateable Value £13500.00

Estimated Rates Payable £3240 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new lease 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: <https://www.gilmartinley.co.uk/properties/32370>

Floorplans

Offer Requirements Document

Last Updated: 22 Dec 2025

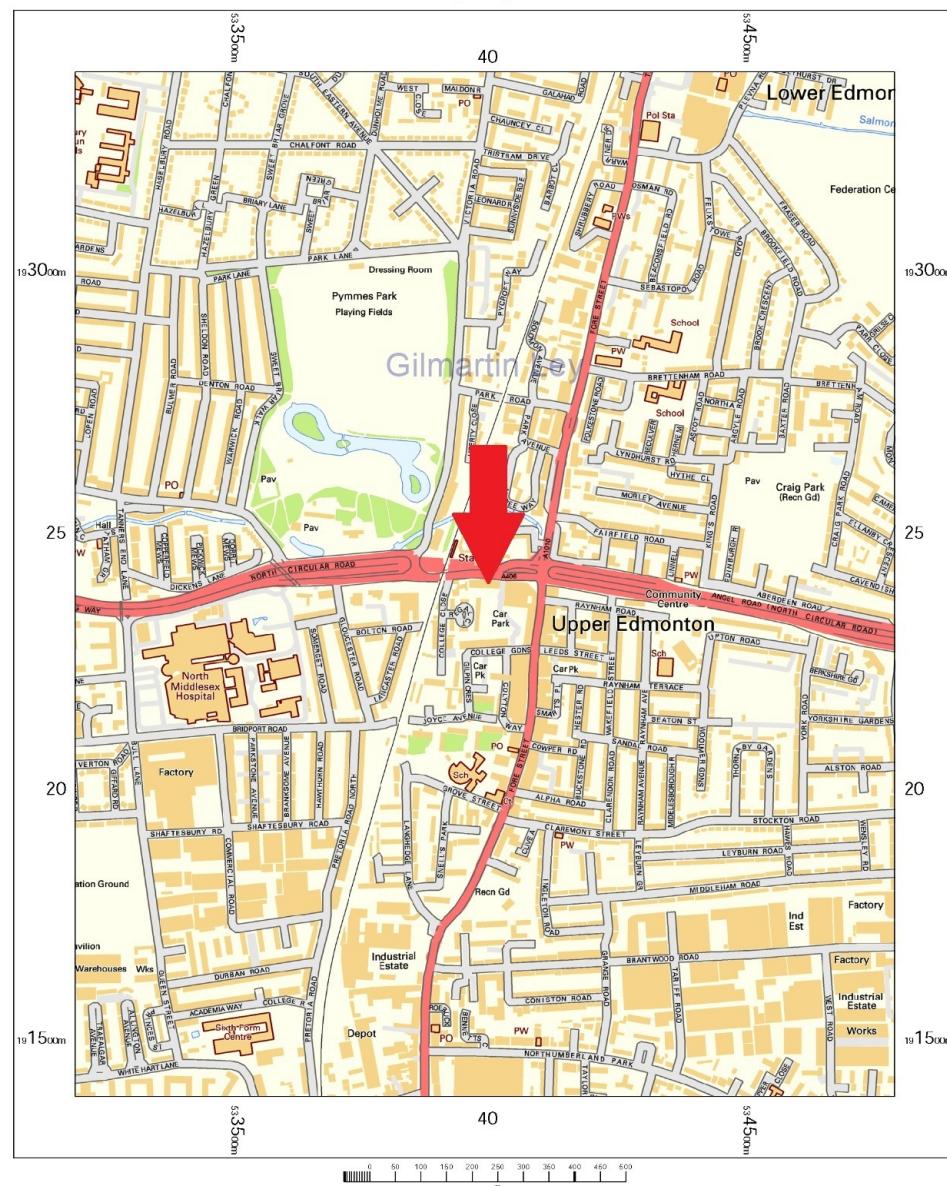
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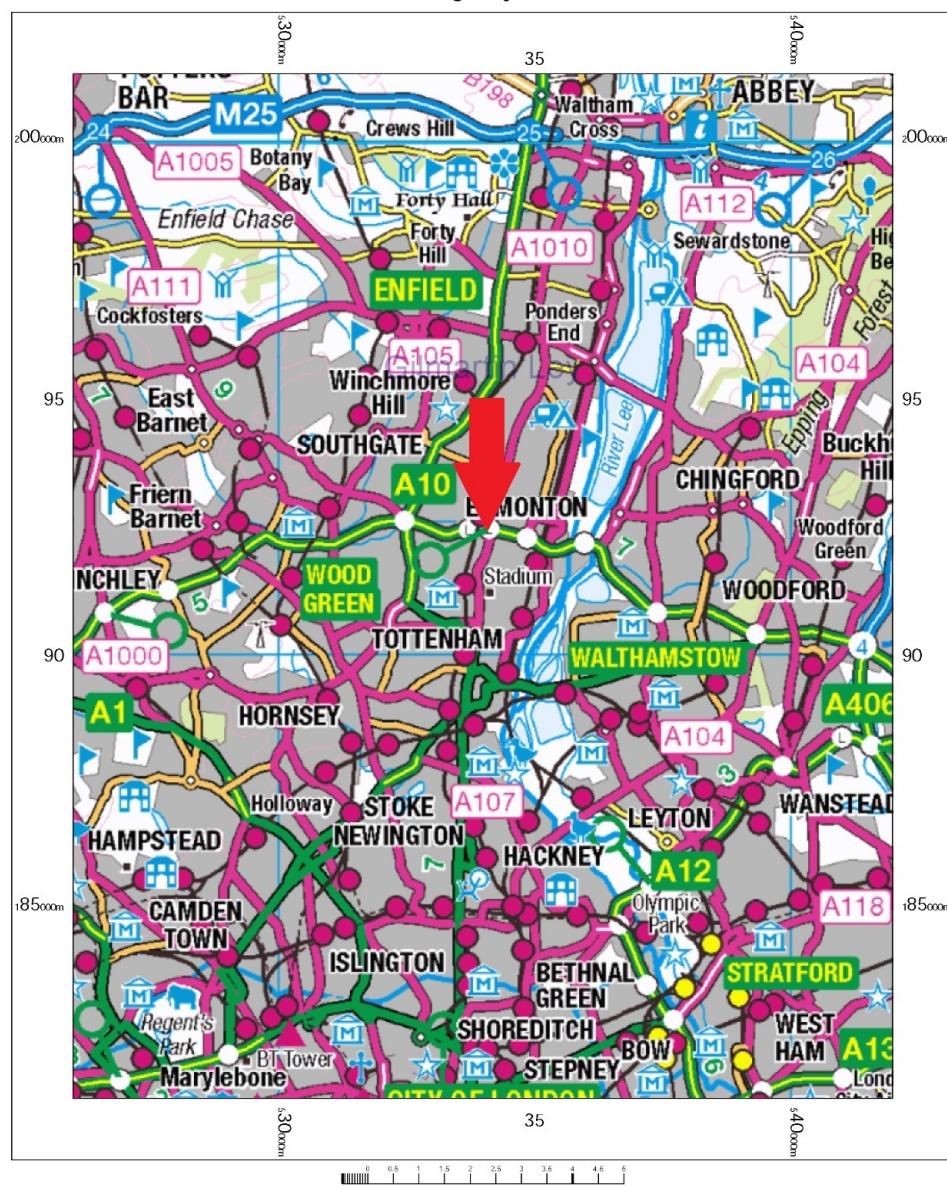
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