

TO LET
FACTORY/WAREHOUSE
742.20 Sq M (7,989 Sq Ft)



20 BULL LANE EDMONTON
LONDON N18 1SX

See important notice overleaf

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DESCRIPTION & SITUATION The premises comprise a single storey industrial unit with ground floor offices, access to the premises being via a shared yard with a security gate. Located within close proximity to the North Circular Road (A406) and the Great Cambridge Road (A10). White Hart Lane railway station is approximately half a mile from the premises with regular services into London (Liverpool Station).

FEATURES

- THREE PHASE POWER**
- FOLDING SLIDING LOADING DOOR 7.055 WIDE X 4.595 M HIGH**
- MALE AND FEMALE TOILETS**
- MINIMUM HEADROOM 3.66M**
- OFFICES WITH TRADE COUNTER FACILITY, CARPETED AND NIGHT STORAGE HEATING**

FLOOR AREAS All dimensions and areas are approximate only

Warehouse	692.59 sq m	7,455 sq ft
Office/ancillary storage area	49.61 sq m	534 sq ft
Total Area	742.20 sq m	7,989 sq ft

TERMS A full repairing and insuring lease for a term of three years to be outside the security and tenure provisions of the Landlord and Tenant Act 1954 as amended.

RENT On Application

RATES From verbal enquiry with Enfield London Borough Council.
Rateable value £32,500
Rates payable 2009/10 £15,762

LEGAL COSTS Both parties legal costs are to be borne by the incoming tenant.

VIEWING Contact
BOWYER BRYCE
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Important Notice

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