

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



**20 BULL LANE EDMONTON**  
**LONDON N18 1SX**

See important notice overleaf

**020 8367 5511**

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The Business & Technology Centre  
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## 20 BULL LANE EDMONTON LONDON N18 1SX

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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
<b>Total Area</b>	<b>742.20 sq m</b>	<b>7,989 sq ft</b>

### 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 London Borough of Enfield.  
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  
Ian Stewart or Paul Quy  
020 8370 2534 / 2539  
business.space@bowyerbryce.co.uk

Ref: 011583

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