

**TO LET**  
**FACTORY/WAREHOUSE**  
**977.49 Sq M (10,522 Sq Ft)**  
**POSSIBLE MOTOR TRADE USE**



**10 COMMERCIAL ROAD**  
**EDMONTON N18 1TP**

See important notice overleaf

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## **10 COMMERCIAL ROAD EDMONTON N18 1TP**

**DESCRIPTION & SITUATION** The premises comprise a warehouse unit with ground and first floor offices. Access to the premises are via a shared yard with security gates.

Located within close proximity to the North Circular Road (A406) and Great Cambridge Road (A10) giving access to the M25 (Junction25). White Hart Lane railway station is under half a mile from the premises and has regular services into London (Liverpool Street).

### **FEATURES**

**Consideration will be given to motor trade use and possibly D1 use (subject to the relevant planning permission being obtained)**

- **3 PHASE POWER**
- **GAS FIRED BLOWER HEATING TO WAREHOUSE**
- **GOOD LOADING ACCESS VIA TWO ROLLER SHUTTERS (5.11 M HIGH X 3.61 M WIDE)**
- **6.0M TO EAVES, 7M TO APEX OF ROOF**
- **GOOD NATURAL LIGHT**
- **SECURITY GRILLS**

<b>FLOOR AREAS</b>	All dimensions and areas are approximate only		
	Warehouse	865.27 sq m	9314 sq ft
	Ground floor offices, including lobby, WC	56.11 sq m	604 sq ft
	First Floor offices including WC, kitchen	56.11 sq m	604 sq ft
	<b>Total Area</b>	<b>977.49 sq m</b>	<b>10,522 sq ft</b>

**RENT** £80,000 plus VAT per annum exclusive (alternative uses rent on application).

**PRICE** Price on application.

**RATES** From verbal enquiry with the charging authority.  
Rateable value £55,000  
Rates payable 2010/2011 £22,770

**LEGAL COSTS** Both parties legal costs to be borne by the ingoing tenant.

**VIEWING** Contact  
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