

**TO LET**

**TWO STOREY  
INDUSTRIAL/WAREHOUSE  
WITH FIRST FLOOR OFFICES**

**3497.50 SQ M (37,648 SQ FT)**



**UNIT B  
WATKINS HOUSE  
PEGAMOID ROAD  
EDMONTON N18 2NG**

See important notice overleaf

**020 8367 5511**

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## UNIT B WATKINS HOUSE, PEGAMOID ROAD, EDMONTON, N18 2NG

**DESCRIPTION & SITUATION** The property forms a substantial part of a large complex within a secure palisade fenced site. The main industrial/warehouse section is of concrete portal frame construction under pitched corrugated asbestos roofing. There are loading facilities on two sections of the side elevation part of which is tailgate loading.

Pegamoid Road is situated directly off Montagu Road, forming part of the Montagu Road Industrial Estate. Montagu Road itself is a short distance north of its junction with the A406 North Circular Road and the A1055 Meridian Way (North/South Route) which leads to the M25, Junction 25 to the north and Tottenham Hale to the south. Angel Road British Rail Station is close by and the M11 is approximately 4 miles to the east.

**FEATURES**

- EXTERNAL SECURITY LIGHTING**
- MEZZANINE FLOOR**
- TAILGATE LOADING FACILITY & AMPLE CAR PARKING**
- ACCESS FOR ARTICULATED VEHICLES**

**FLOOR AREAS** Floor areas are gross internal and approximate only

	(sq m)	sq ft
Ground Floor Industrial/Warehouse	1,863	20,054
First Floor ( including offices )	1,634.5	17,594
<b>Total Gross Internal Area</b>	<b>3,497.5</b>	<b>37,648</b>

NB: As we were unable to measure the property, the areas had to be taken from the VOA website and are subject to confirmation.

**TERMS** To be let on a new full repairing and insuring lease for a term to be agreed.

**RENT** £115,000 per annum exclusive.

**RATES** To be assessed.

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

**VIEWING** Strictly by appointment through  
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Ian Stewart  
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### Important Notice

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