



STRETTONS

EST 1931



TO LET

**12a Commercial Road,
Edmonton**

N18 1TP

3,970 sq ft (7,940 sq ft inc.

mezzanine).

Available To Let

**Mid-terrace steel portal frame
warehouse unit**





Description

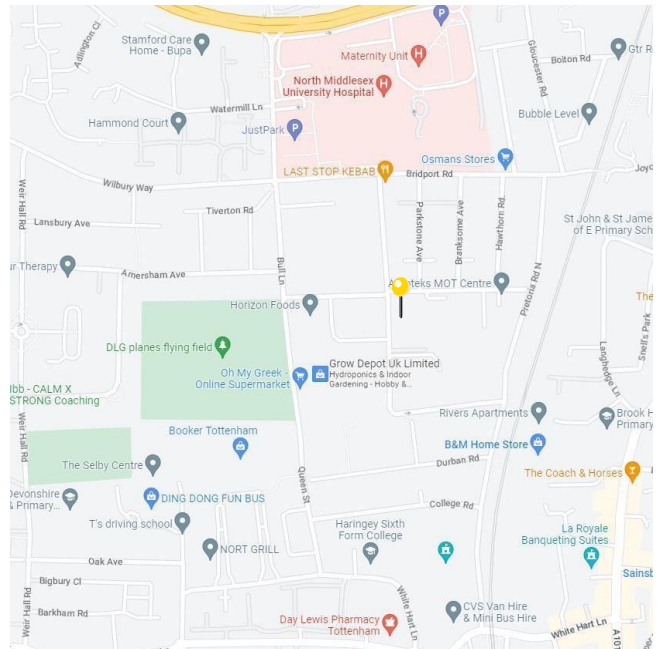
The property comprises a mid-terrace steel portal frame warehouse unit with profile clad roof and elevations. There is a steel frame mezzanine structure throughout the whole unit, with a suspended ceiling under the mezzanine with incorporated lighting units. There is WC accommodation at ground floor whilst the mezzanine level provides open storage space. The unit benefits from an electric up and over loading door and goods lift up to the mezzanine level.

Location

The property is located on Commercial Road, at the centre of the industrial area to the south of Middlesex Hospital in Edmonton. The A406 is just a few minutes drive to the north, providing links to the A10 and M11 and wider motorway network. White Hart Lane station is an approx. 10 minutes walk with overland connections into central London

Accommodation

	SQ FT	SQ M
Ground Floor	3,970	368.83
Total (inc. mezzanine)	7,940	737.66



Tenure	New Lease
Rateable value	£37,250 (From 1st April 2023)
EPC	C (70)
VAT	Payable
Service charge	Approx. £1,600 per annum
Rent	£70,000 pa

Contacts

Chris Wade
07816 505 718
Chris.wade@strettons.co.uk

Harry Robins
07866 075 899
Harry.robins@strettons.co.uk

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