



FOR SALE/TO LET - Approx. 68,004 sq ft (6,317.55 sq m)
MODERN DISTRIBUTION/INDUSTRIAL UNIT
with exceptional eaves height of 12m

HighPoint

80-82 PRETORIA ROAD EDMONTON LONDON N18 1SP



LOCATION

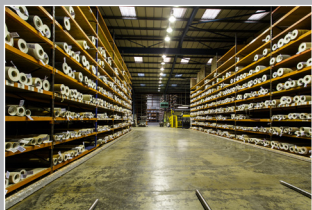
The property is located in Pretoria Road, Edmonton, just north of its junction with White Hart Lane, within the London Borough of Enfield. High Point is in a highly visible position opposite the main railway line, close to the A10 Great Cambridge Road which provides quick and easy access to the A406 North Circular approximately quarter of a mile to the North. These main arterial routes provide direct access to the national motorway network, M1 (J1), M25 (J25) and M11 (J4) and into Central London.

White Hart Lane overground station is close by, providing a direct service to London Liverpool Street (25 minutes).

DESCRIPTION

The property comprises a self-contained detached industrial/warehouse building constructed in two interconnecting bays of steel portal frame construction with brick and profile steel clad elevations, under two pitched steel clad roofs. There is a covered loading store to the side of the warehouse.

The building benefits from a quality trade-counter/showroom at ground floor level and fully fitted offices at first floor with carpets, suspended ceilings, Category II lighting, a kitchenette and WC facilities. Loading is via a secure and sizeable fenced yard and parking area.

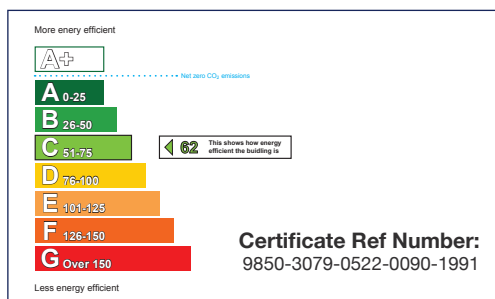


ACCOMMODATION

	SQ FT	SQ M
South Unit High Bay	40,268	3,740.86
North Unit	17,996	1,671.76
Works Office Gr & 1st Floors	467	43.38
Additional Service Warehouse	3,409	316.73
Ground Floor Trade/Showroom	2,932	272.41
First Floor Offices	2,932	272.41
Total Gross Internal Area	68,004	6,317.55

In accordance with the RICS Code of Measuring Practice (6th Edition).

ENERGY PERFORMANCE



FEATURES

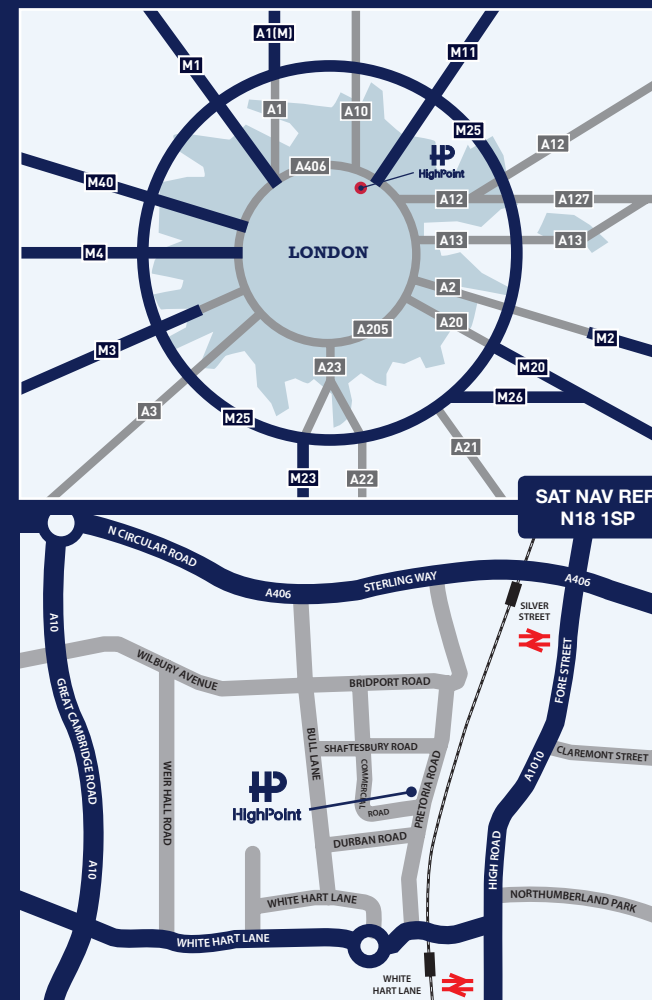
- South Unit High Bay 12m Eaves
- North Unit 7m Eaves
- 4 Ground Level Loading Doors
- High Bay Sodium Lights
- Gas Warm Air Blowers
- Secure Yard And Car Park
- Potential For Extending Yard
- Diesel Storage Tank 14,000 Litres Capacity
- CCTV
- Trade Counter & Showroom

TERMS

The property is available for sale but consideration may be given to a leasehold disposal. Terms available from the joint agents

SERVICES

We understand that all main services are connected to the building, however all applicants are advised to make their own enquiries as to the availability and condition.



FOR FURTHER INFORMATION CONTACT:



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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. December 2012