

TO LET



Unit 15 Langhedge Industrial Estate, Langhedge Lane, London, N18 2TQ

1,824 SqFt 169.54 SqM)

£15,000 Per Annum Exclusive

Industrial/Warehouse Unit

- Forecourt Loading
- 3 Car Parking Spaces
- 3 Phase Electrics
- 5 mins drive to A406 North Circular Road

Location

Situated on the west side of Lanhedge Lane at its junction with the A1010 High Road /Fore Street leading to the A406 North Circular Road to the north.

White Hart Lane Overground station is within walking distance as are bus routes along the High Road.

Description

The property forms part of a terrace of industrial warehouse units and has the benefit of a loading forecourt plus parking for three cars. There is also a useful mezzanine storage area.

Terms

The premises are available on a new lease outside the Landlord & Tenant Act for a terms to be agreed but with a landlords rolling break clause of 6 months at any time, at a rent of £15,000 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £13,000

Interested parties are advised to contact the relevant Local Authority.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor Industrial/WH	84.77	912
Mezzanine Storage	84.77	912
Total	169.54	1,824

Areas quoted are approximate and should not be held as 100% accurate.

EPC

E-109

Viewings

For viewings and further information please contact:

Paul Quy

01908 558 743

paul.quy@kirkbydiamond.co.uk

Eamon Kennedy

07887 835815

eamon.kennedy@kirkbydiamond.co.uk

Ian Harding

07956 374326

ian.harding@kirkbydiamond.co.uk



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