

TO LET

3,784 Sq Ft (351.53 Sq M)

- › Industrial / warehouse unit to let
- › Maximum eaves 7.99m
- › Loading area and car park to the front
- › 3 phase power



Unit 4

22 Bull Lane, London, N18 1RA

Contact: Hugo Harding or Matthew Bowen
Tel: 0208 367 5511
eddisons.com





Location

- Situated in the Industrial area of Edmonton/Tottenham borders, directly behind the North Middlesex Hospital.
- The North Circular Road (A406) is circa 500m to the north, giving access to the Great Cambridge Road (A10) with the M25 (J25) and the M11 (J4) is circa 6 miles to the east.
- Tottenham Hale Railway Station is 2.6 miles to the south, providing services to the Victoria Line and Overground (Greater Anglia).
- White Hart Lane Railway station is 650 metres away providing services to Seven Sisters Road; Victoria Line.

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Google Maps

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Description

- A 1970's style warehouse/industrial unit
- Secure yard/loading area and parking area to the front of the building
- 3 phase power supply
- Minimum eaves of 2.97m and maximum of 7.99m

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £65,000 per annum. VAT is not payable.

Accommodation (Gross Internal Area*)

Total	351.53 SQ M	3,784 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-92

Business Rates: The rateable value is £35,000 For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

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