

FOR SALE

9,687 Sq Ft

(899.92 Sq M)

- Potential redevelopment opportunity on a total site area of 0.37 acres
- Single storey industrial workshop/warehouse
- Offices to the front and additional workshop building to the side



20 Bull Lane
Edmonton, N18 1RA

Contact: Paul Quy or Hugo Harding
Tel: **01908 678800**
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).
- The local area is currently being redeveloped across various sites to provide live/work space.
- White Hart Lane Railway station is 650 metres away providing services to Seven Sisters Road; Victoria Line.

/// what3words

///drums.fluid.voices

 Google Maps

[Click here](#)

Description

- A circa 1920's built single storey industrial workshop/warehouse with offices to the front.
- Ancillary second brick built building/storage area on site, accessed by a shared driveway.
- External yard/loading area and parking.
- Min clear height to warehouse 3.3m to steels.
- 3 Phase power, 100amps per phase / Gas supply.

Terms

The freehold interest is available with offers over £1.9 million. VAT – to be confirmed.

Accommodation (Gross Internal Area*)

Main Building	774.97 SQ M	8,342 SQ FT
Annex / workshop	124.95 SQ M	1,345 SQ FT
Total	899.92 SQ M	9,687 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E-107

Business Rates: The rateable value is £62,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

PAUL QUY
[07917 268653 paul.quy@eddisons.com](mailto:paul.quy@eddisons.com)

HUGO HARDING
[07425 243317 hugo.harding@eddisons.com](mailto:hugo.harding@eddisons.com)