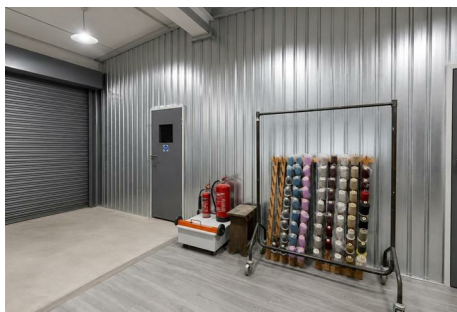




Pretoria Road North Front, Edmonton, N18 1SP

Nestled on Pretoria Road North in Edmonton, this impressive warehouse offers a prime opportunity for businesses seeking a spacious totalling 2,719 sqft (252.60 sqmt), the ground floor 1,524 sqft (141.58 sqmt) and first floor 1,195 sqft (111.02 sqmt). With two floors, the property is well-suited for a variety of industrial uses, providing ample room for storage, light manufacturing, office and warehouse or distribution activities.

Available for rent at an annual rate of £55,000, this warehouse presents an attractive option for those looking to establish or expand their operations in a strategic area. The property is also subject to business rates of circa £8,000 per annum, ensuring that all necessary costs are accounted for in your planning.

Prospective tenants should note that a 3 months' rent will be required in advance and 3 months' rent deposit is required, making this an ideal opportunity for businesses ready to make a commitment to their future growth. The location on Pretoria Road North offers excellent transport links, ensuring easy access for both staff and deliveries.

This warehouse is a blank canvas, ready for you to tailor it to your specific needs. Whether you are a start-up or an established company, this property could be the perfect fit for your business ambitions. Do not miss the chance to secure this valuable space in a thriving area.

£55,000 Per Annum

Pretoria Road North

Front, Edmonton, N18 1SP

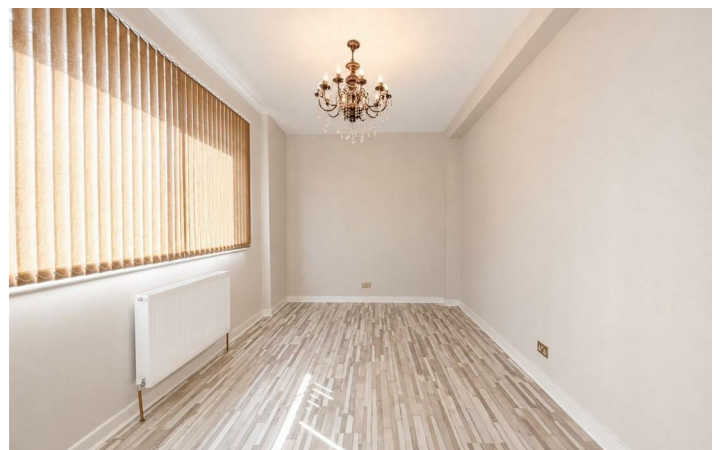
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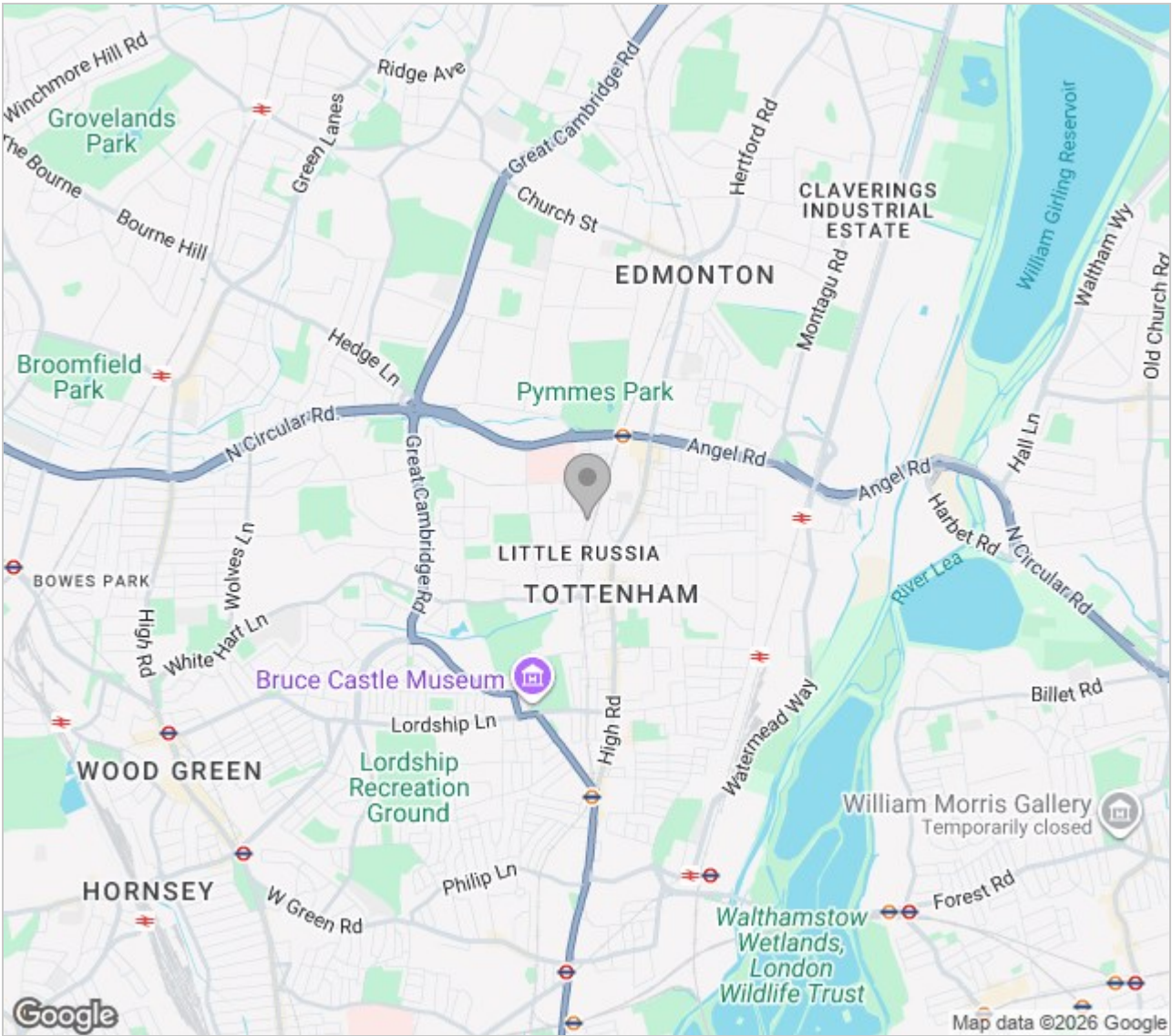
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Directions



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

