

ECONOMICAL OFFICE & WAREHOUSE SPACE

Watkins House, Pegamoid Road, Enfield, N18 2NG



CLASS E & F1 BUILDING WITH REAR WAREHOUSE & SELF-CONTAINED CAR PARK

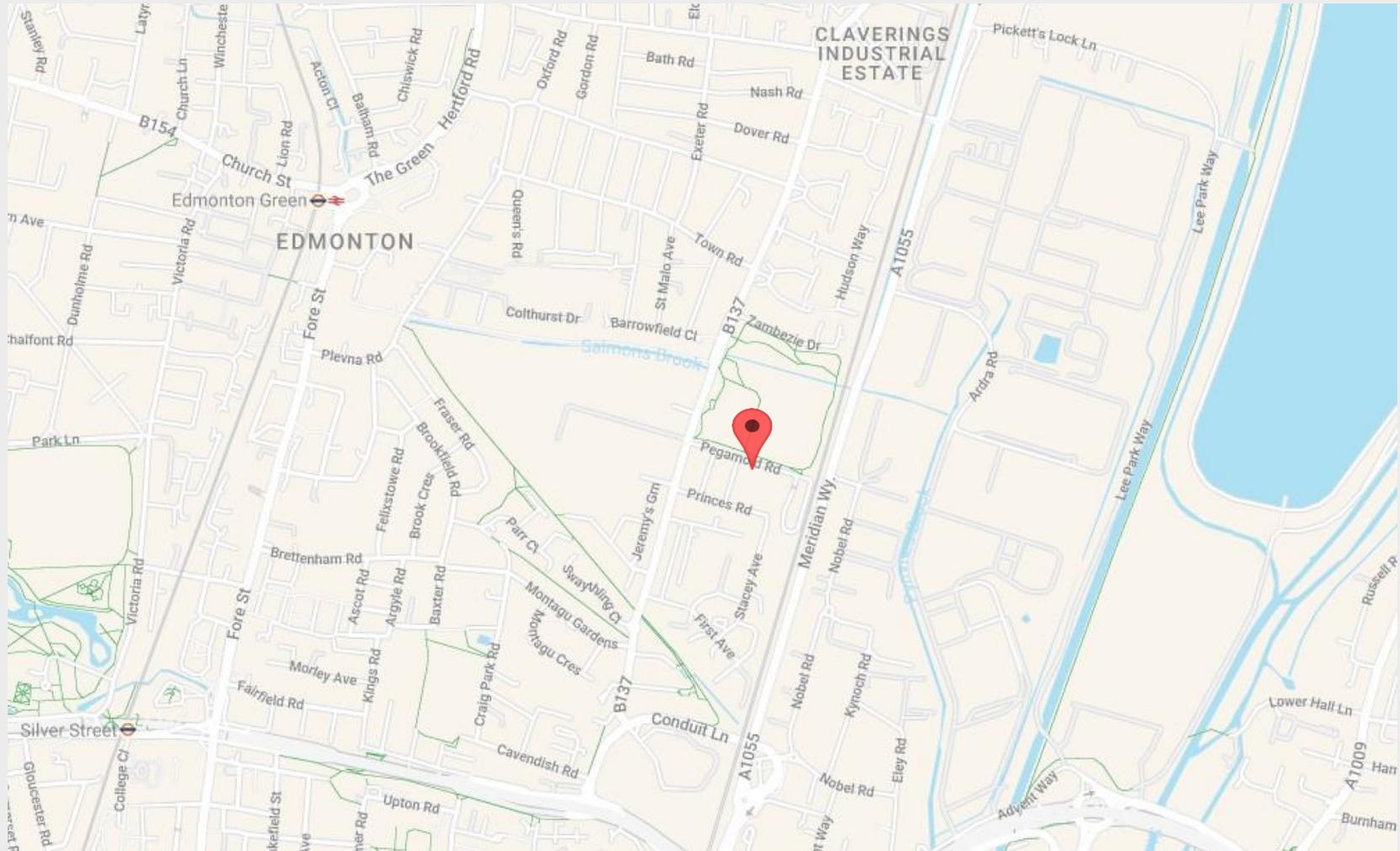
From 5,037 sq. ft. to 11,504 sq. ft. of Office + 3,400 sq ft Warehouse

Available as a whole at £5.75 per sq ft in Year 1



LOCATION & CONNECTIVITY

The property is located on Pegamoid Road, close to its junction with Montague Road in the London Borough of Edmonton. Pegamoid Road serves predominantly as a business location with most occupiers being office or industrial occupiers. The property is well connected to travel links, Edmonton Green Station (Overground) is less than a mile away and numerous bus routes serve Montague Road. The property is also close to key roads with the North Circular (A406) being 4 minutes away, the M11 junction 4 is 10 minutes away and the M25 is 14 minutes away. Central London is also a c30 minute drive.



DESCRIPTION

The property comprises a self contained, 3 story office building over ground to second floor with a warehouse to the rear. There is a demised car park in the forecourt and further spaces can also be made available by separate negotiation.

The office space provides a lobby/reception area with breakout space at ground floor, and the upper floors benefit from dual aspect natural light and are generally open plan with some partitioned offices/classrooms throughout. The office accommodation can be let as a whole or by floor.

The warehouse space is located to the rear of the office building and comprises approximately 3,400 sq ft of open plan space with a loading bay and can be made contiguous with the ground floor office.

The office and warehouse space can be let individually and in part, or as one contiguous space.

OFFICE AMENITIES

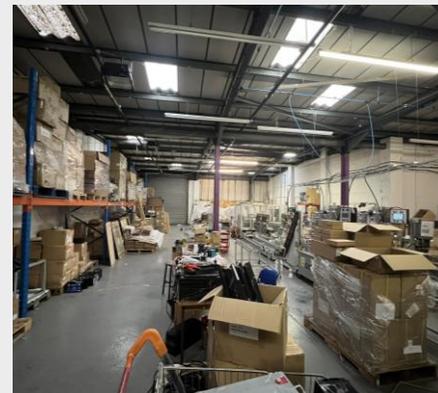
- 17 demisable parking spaces – more parking is available by way of separate negotiation.
- Dual aspect natural light
- Air conditioning/heating
- Office/Meeting Space
- Breakout space
- W/C's/Kitchenettes

WAREHOUSE AMENITIES

- Full height loading bay at rear
- 4.2m ceiling height
- Kitchen & Staff Area
- Open plan with minimal columns
- 3Phase electricity
- W/C's/Kitchenettes

SIZES

Office	SQ FT	SQ M
Ground	1,354	125.79
First	5,037	467.95
Second	5,113	475
Office Total	11,504	1,068.74
Warehouse		
Ground	3,400	315.87
Grand Total	14,904	1,384.61





TERMS

LEASE:

A new Fully Repairing and Insuring Lease is available direct from the Landlord, for a term to be agreed. The properties can be let individually by floor or as a whole.

RENT:

£5.75 per sq ft per annum for the office space/educational space, rising thereafter.

SERVICE CHARGE:

TBA

BUSINESS RATES:

The Rateable Value of the office is £79,500 making the rates being approximately £40,704 per annum. All parties are advised to make their own enquiries with the Valuation Office Agency.

USE:

The office benefits from Class 'E' & F1 use and be used for several different uses including office, educational, medical, retail, leisure etc. The Warehouse benefits from B2/B8 use.

VAT:

Not Applicable.

VIEWINGS:

Strictly by appointment only.

POSSESSION:

Upon completion of legals.

LEGAL COSTS

Each party to bear their own costs.

For more information please contact Ascent RE
Viewings strictly by appointment only:

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