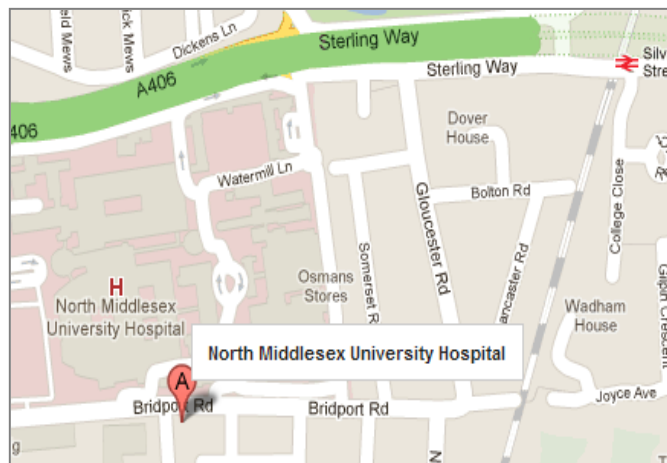


**150 Bridport Road  
Edmonton  
London  
N18 1HA**

***FOR RENT – WAREHOUSE / INDUSTRIAL UNIT OPPOSITE THE NORTH  
MIDDLESEX UNIVERSITY HOSPITAL***



**11,257 Sq Ft (1,045.7 Sq M) Approx Gross Internal**

**[www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk)**

**9-10 Domingo Street, London EC1Y 0TA**

**Location:**

The property is located on the Southern side of Bridport Road at the junction with Commercial Road and directly opposite the North Middlesex University Hospital.. Located within approximately 250 yards of the A406 North Circular Road and approximately 750 yards from the A10 Great Cambridge Road, The location provides fast effective road links, with Central London approximately 9 miles south of the property.

**Description:**

The property is entered via the loading bays on Commercial Road. There are also approximately 6 off street car parking spaces to the front of the property facing Commercial Road. The premises are arranged over ground floor warehouse and provide the following amenities:

- Two loading bays with the following dimensions:-

	Height	Width
<b>Bay 1)</b>	2.49 m	3.30 m
<b>Bay 2)</b>	2.30 m	2.55 m

- Minimum Eves Height: 2.92 m
- Maximum Eves Height: 5.61 m
- Strip Lighting
- Approximately 6 car parking spaces.
- Separate male and female W.C's

**Accommodation:**

The premises are arranged over ground floor and provide the following floor areas:

Accommodation	Size Sq Ft	(Sq M)
<b>Total:</b>	<b>11,257 Sq Ft</b>	<b>(1,045.7 Sq M)</b>

**Rent:**

**£8.00 per sq ft per annum exclusive.**

**Business Rates and Service Charge:**

To be confirmed.

**Energy Performance Rating:**

Available upon request.

**Viewing:**

Strictly by appointment through Owners Agents:

**Ref: 813.02.IND.TF**

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