

## TO LET

### UNITS 14, 15, 16 & 17 Landmark Commercial Centre Shaftesbury Road, London N18 1UB



Situated in Shaftesbury Road (between Bull Lane & Commercial Road), the units lie conveniently just to the south of the North Circular Road (Sterling Way - A406), and just to the east of the Great Cambridge Road (A10)

*Viewings are strictly by appointment only - Please note: due to recent LTN changes, access to the property must be via Commercial Road, and NOT Bull Lane.*

All units were previously occupied by a single food production company. Now vacant, the property is in the process of being stripped out and is being offered to the market as;  
**4 individual lots - but could be combined if required.**

The units benefit from a front extension with 4 independent roller shutter doors leading to a loading area. At the moment the loading area is open across all units, but as and when the units are let, the landlord will undertake to separate the units and install WCs/kitchenettes where required.

**RENT: £35,000 PAX – per unit (NO VAT)**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

## Accommodation

The internal overall depth including loading bay, of each unit, is; 78'6 (23.96m) and the units are each approximately 23' (7.01m) wide internally, making the Gross Internal Area of the ground floors of each unit, just over 1,800ft<sup>2</sup> (167m<sup>2</sup>).

**Each unit has a ground floor  
Gross Internal Area of: appx. 1,800ft<sup>2</sup> (167m<sup>2</sup>).**

**Note:** Units 14 & 17 have stairs rising to an upper mezzanine level.

Unit 14's mezzanine provides office/storage space - **appx. 600ft<sup>2</sup> (55.74m<sup>2</sup>) combined.**

Unit 17's mezzanine provides office space with WC facilities - **appx. 300ft<sup>2</sup> (27.87m<sup>2</sup>) combined.**

## Terms

New lease(s) – terms to be agreed.

## Business Rates

The business rates will be separated for the individual units, currently rated as one - **According to the VOA web site, the 2023 Rateable Value is £38,750.** This is NOT the amount of rates payable - for the actual amount of rates payable interested parties are advised to make their own enquiries to the London Borough of Enfield.

## Legal fees

Each party to pay their own legal fees.

## EPC

An energy performance certificate has been booked, but won't be carried out until the units are cleared and stripped out – Landlord undertaking will be given to ensure that at the point of completion, each unit will be above the minimum EPC requirement to enable the letting to proceed.



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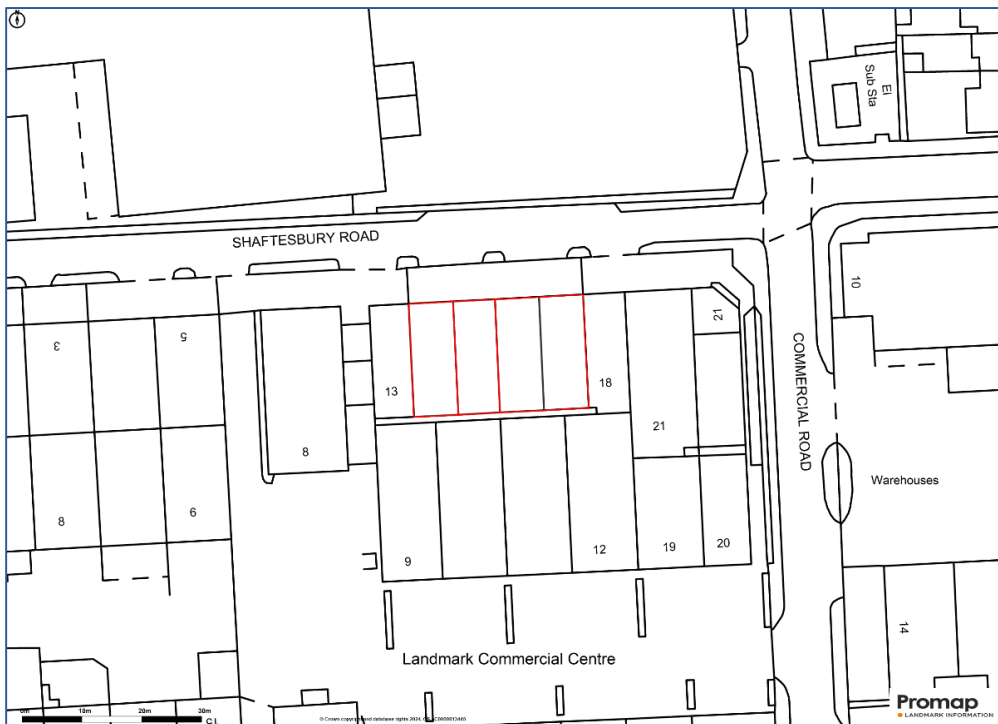
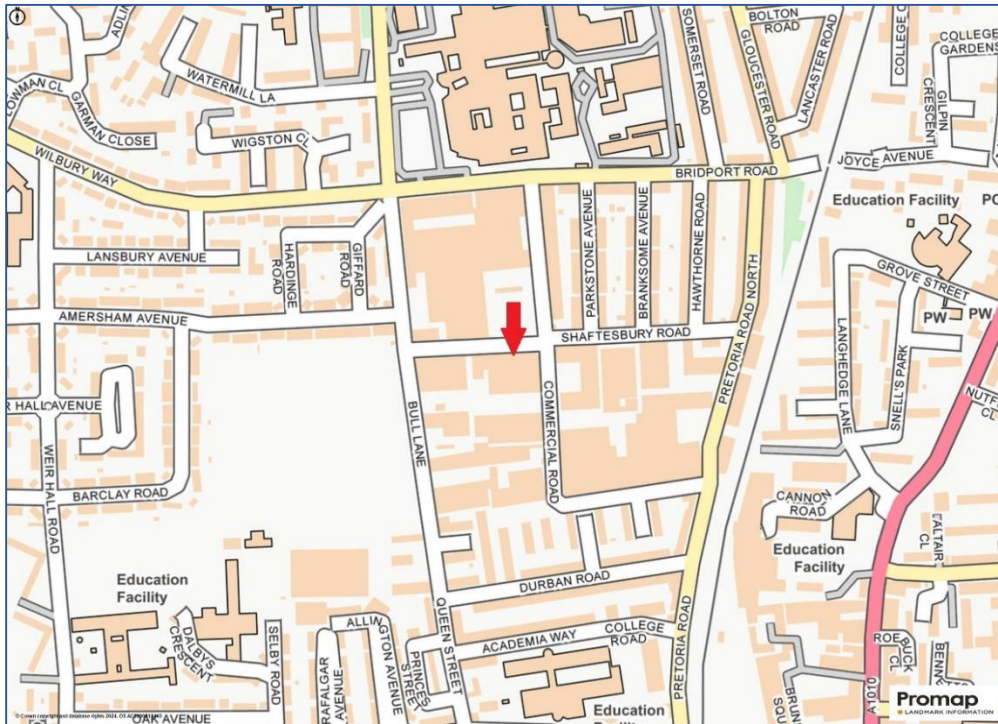
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# MAUNDER TAYLOR

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