countrywide
COMMERCIAL PROPERTY AGENTS



VIRTUAL FREEHOLD · VACANT POSSESSION

FOR SALE

5D Nobel Road, Edmonton

LONDON · N18 3BH

Industrial / commercial kitchen & bakery premises

Ground & first floor · 8,017 sq ft (744.8 m²) · 999-year lease from 1988 · outside ULEZ

~961 years unexpired | Fully fitted | 6 parking spaces | No service charge

TENURE

999-yr LLH

From 1988 · ~961 yrs unexpired

ASKING PRICE

£2,195,000

Subject to contract

THE OPPORTUNITY

Versatile food production facility, *adjacent to the North Circular*

LOCATION

The property is situated on Nobel Road, Edmonton, London N18, within an established industrial and commercial location **adjacent to the North Circular Road**.

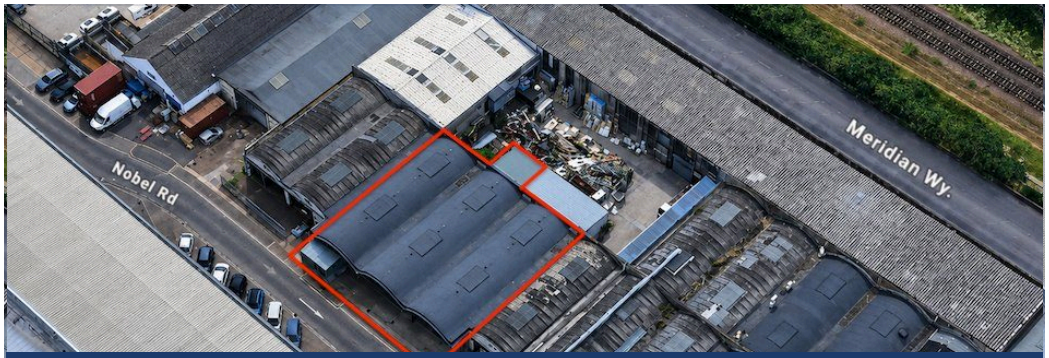
The position provides excellent access across North London and the wider road network, with the A406 close by. The property is also **outside the ULEZ** — attractive to operators in delivery, logistics, catering, food production or trade.

DESCRIPTION

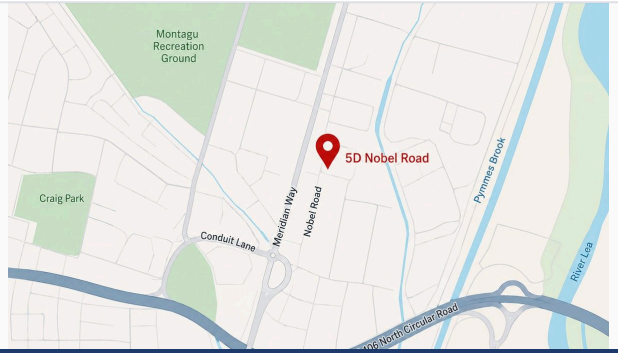
A versatile long leasehold unit over ground and first floors, fitted as a **commercial kitchen and bakery facility**. The ground floor combines warehouse, production, kitchen, preparation and storage.

The first floor — accessed via three staircases — provides three offices, staff kitchens, WC/shower facilities, storage and a director's office, with air conditioning, gas central heating, fresh air supply, CCTV and data points throughout.

Externally, **private off-street parking for c. 6 cars**, with scope for additional storage or container use.



AERIAL · SUBJECT PROPERTY OUTLINED IN RED
Directly off Nobel Road, adjacent to the A1055 / Meridian Way.



LOCATION PLAN · EDMONTON N18
Bordered by the A406 North Circular Road and Meridian Way.

TOTAL AREA
8,017 sq ft
744.8 m² gross internal

FLOORS
Ground & First
3 separate staircases

PARKING
6 spaces
Private off-street

EMISSIONS ZONE
Outside ULEZ
Delivery / trade friendly

SPECIFICATION & FIT-OUT

A turn-key commercial kitchen, *ready for production from day one*

01 KITCHEN & BAKERY

- **Brand new** double rack rotating oven
- 140 litre and 120 litre mixers
- 7 display fridges, 4 commercial fridges
- Stainless steel sinks, prep areas & tables
- Oven trolleys, pizza prep, bakery equipment
- Extraction system & continuous hot water
- Constant pressure compressed air system
- Hydraulic machinery capability
- High-quality resin floor (food / medicine grade)
- Stainless steel sheeting to walls & ceilings

02 BUILDING SERVICES

- **New** electrical installation
- Single-phase and three-phase power
- Numerous electrical & data points throughout
- **New** air conditioning
- Compressed air installations throughout
- Continuous hot water supply
- Gas central heating to offices
- Motorised fresh air supply to offices
- Modern metal fire-rated doors

03 SECURITY & AMENITIES

- CCTV camera system throughout
- Door access control
- Alarm system
- Emergency lighting
- Staff kitchen facilities (x2)
- WC & shower facilities
- Director's office
- External storage
- **6 private parking spaces**
- No service charge payable

ACCOMMODATION SCHEDULE

Substantial accommodation
across ground & first floor

AREA	M²	SQ FT
Reception (incl. WCs & stores)	46.631	502
Ground Floor Unit	409.460	4,407
2 × Containers	25.000	269
Office Area 1	51.041	549
Kitchen (first floor)	14.059	151
Director's Office	18.560	200
Office Area 2	85.000	915
Office Area 3	52.540	566
Kitchen (first floor)	15.200	164
WC	8.437	91
External Store	18.900	203
Total	**744.828**	**8,017**

All areas approximate and measured on a gross internal basis unless otherwise stated. Interested parties should satisfy themselves as to the capacity, condition and suitability of all services, equipment and installations.

TOTAL FLOOR AREA

8,017 sq ft

744.828 m² GIA

TENURE

999-yr LLH

From 1988 · ~961 yrs unexpired

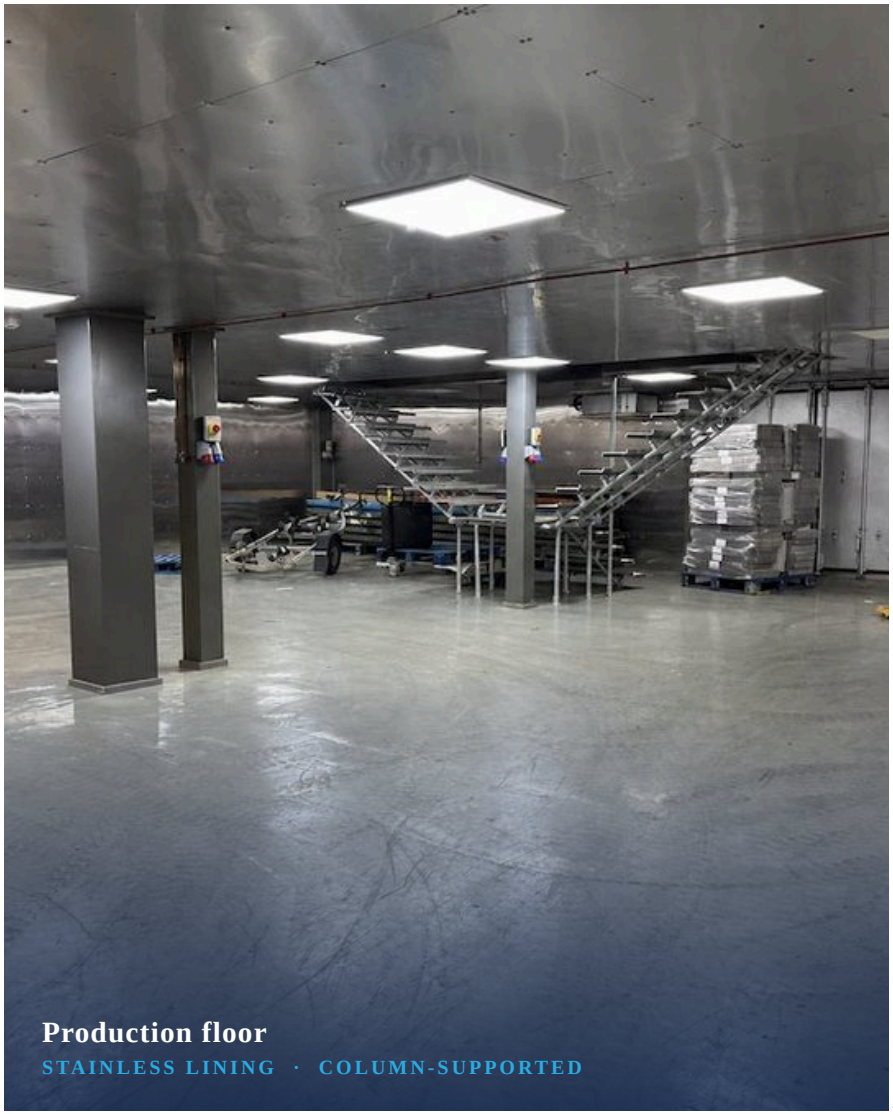
RATEABLE VALUE

£35,500

Rates payable c. £15,336 pa

GALLERY — PART ONE

Production & kitchen, *at scale*



Production floor
STAINLESS LINING · COLUMN-SUPPORTED



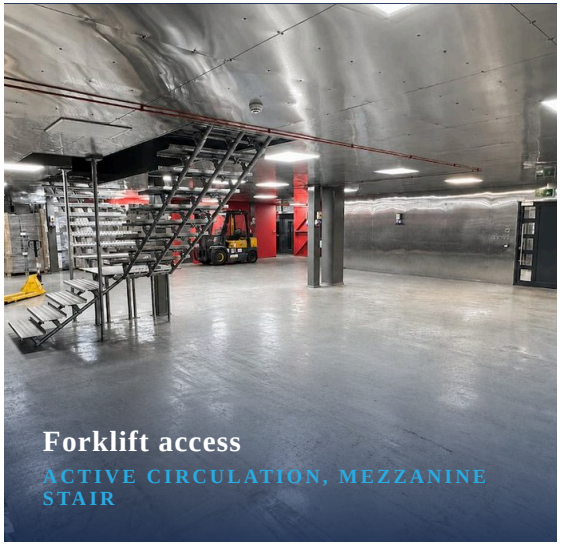
Kitchen & bakery fit-out
MIXERS, OVENS, PREP TABLES, FRIDGES



Bakery prep area
STAINLESS TABLES, RACK OVENS



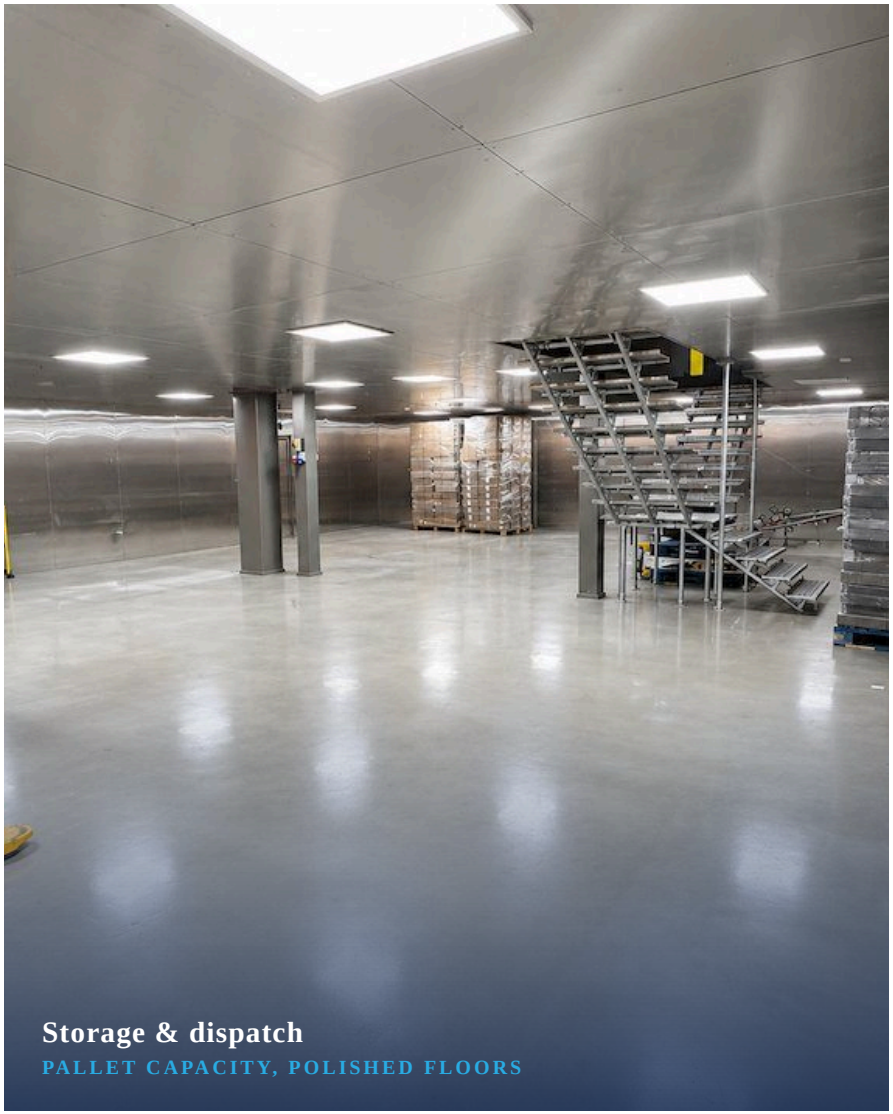
Container storage
STOCK HOLDING & DISPATCH AREA



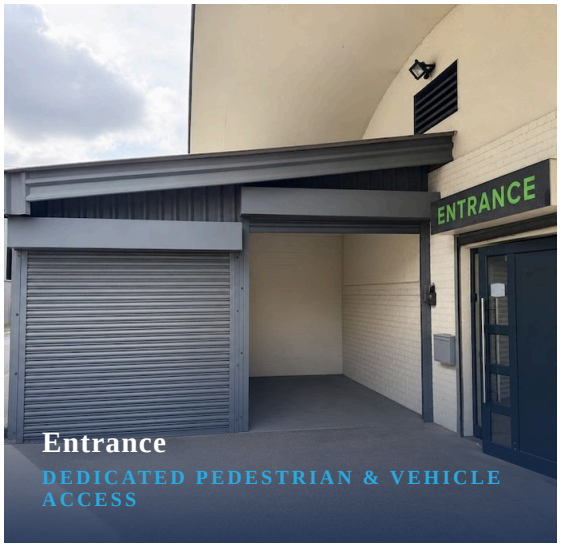
Forklift access
ACTIVE CIRCULATION, MEZZANINE STAIR

GALLERY — PART TWO

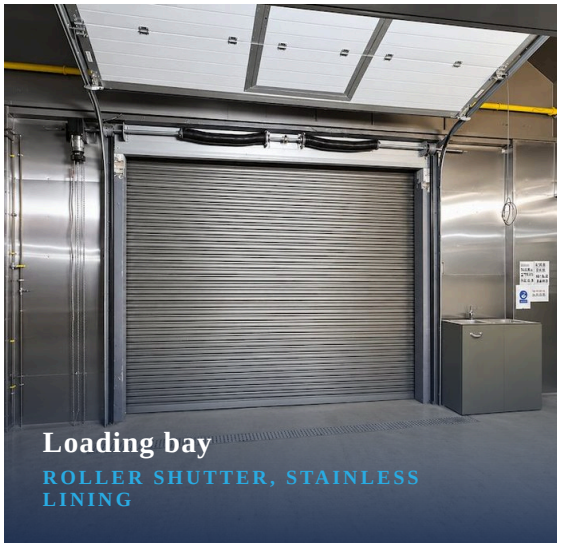
Storage, access & first floor, *a working facility*



Storage & dispatch
PALLET CAPACITY, POLISHED FLOORS



Entrance
DEDICATED PEDESTRIAN & VEHICLE ACCESS



Loading bay
ROLLER SHUTTER, STAINLESS LINING



First floor offices
VAULTED CEILING, AIR-CON, DATA



Staff kitchen
FIRST FLOOR · SINK & STORAGE

TERMS & FURTHER INFORMATION

Practicalities of the sale

TENURE

999-year lease

From 1988, providing a long leasehold interest with approximately 961 years unexpired. Further lease details on request.

PRICE

£2,195,000

Asking price, exclusive of VAT (to be confirmed). The exact list of equipment, fixtures and fittings to be included within the sale is to be agreed between the parties.

BUSINESS RATES

£15,336 pa

Estimated rates payable based on RV of £35,500 (effective 1 April 2026) and the 2026/27 small business multiplier of 43.2p. Enquiries to LB Enfield.

VAT & SERVICE CHARGE

To be confirmed

VAT position to be confirmed. We understand there is currently no service charge payable on the property.

PLANNING / USE

Commercial kitchen / bakery

Currently fitted as a commercial kitchen and bakery facility. Interested parties should make their own enquiries with the local planning authority to confirm proposed use.

EPC

To be confirmed

An Energy Performance Certificate is being prepared. Rating will be confirmed prior to exchange. Available on request once issued.

AML / KYC CHECKS

Anti-Money Laundering

Under Anti-Money Laundering Regulations, the purchaser will be required to provide satisfactory identification, proof of address and source of funds before solicitors are instructed. A charge of **£350 + VAT** may be payable to Countrywide Commercial for the necessary AML/KYC checks. This fee is non-refundable once checks have been undertaken.

HOLDING DEPOSIT

Securing the property

Purchasers wishing to secure this property may be required to pay a holding deposit of **£5,000** to Countrywide Commercial. This deposit is non-refundable except where the vendor withdraws, clear title cannot be demonstrated, or the purchaser's references, AML and credit checks are not acceptable. The deposit is held in our client account until completion.

SOLE AGENT

Jason Grant

Countrywide Commercial

020 8506 9900 · 07956 380 992

jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

VIEWINGS

Strictly by appointment via sole agents

Countrywide Commercial · Commercial Property Consultants

Countrywide Commercial for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given without responsibility. Any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each item. (3) No person in the employment of Countrywide Commercial has any authority to make or give any representation or warranty in relation to this property. (4) Unless otherwise stated, all prices quoted are exclusive of VAT. (5) Some images may have been digitally enhanced or adjusted for marketing purposes. Interested parties should inspect the property and satisfy themselves as to the condition, specification, measurements, services and suitability of the premises for their proposed use.