

5D Nobel Road, Edmonton

London · N18 3BH

Industrial / commercial kitchen & bakery premises

8,017 sq ft | Fully fitted | 6 parking spaces | Outside ULEZ

NEW LEASE · VACANT POSSESSION · TO LET

RENT

£75,000 pax

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

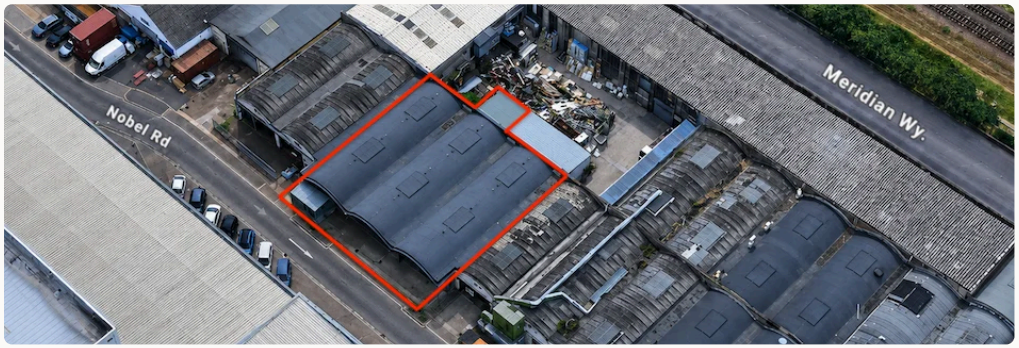
A versatile long leasehold unit over ground and first floors, fitted as a commercial kitchen and bakery facility. The ground floor combines warehouse, production, kitchen, preparation and storage. The first floor — accessed via three staircases — provides three offices, staff kitchens, WC/shower facilities, 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.

TOTAL AREA
8,017 sq ft
744.8 m² gross internal

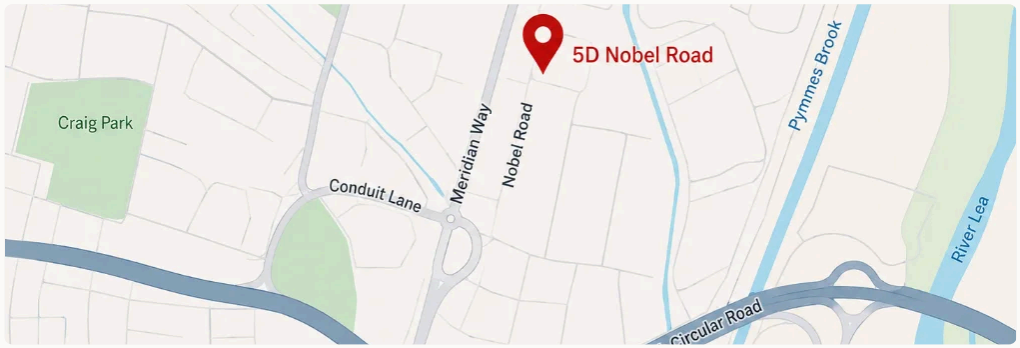
FLOORS
Ground & First
3 separate staircases

PARKING
6 spaces
Private off-street

EMISSIONS ZONE
Outside ULEZ
Delivery / trade friendly



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

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
New lease
Terms to be agreed

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



Bakery prep area · Stainless tables, rack ovens



Container storage · Stockholding & 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 lease

TENURE

New lease

Length and terms to be agreed. Further details available on request.

RENT

£75,000 pax

Rent exclusive of VAT (TBC), payable quarterly in advance. Equipment/fixtures included to be agreed between the parties.

BUSINESS RATES

£15,336 pa

Estimated, based on RV of £35,500 (eff. 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 TBC. 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 confirm proposed use with the local planning authority.

EPC

Rating C (69)

Valid until 28 May 2036. Full certificate available on request.

AML / KYC CHECKS — ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, the tenant 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

Tenants wishing to secure this property may be required to pay a holding deposit of £3,000 to Countrywide Commercial. This deposit is non-refundable except where the landlord withdraws, or the tenant's references, AML and credit checks are not acceptable. The deposit is held in our client account until completion.

Jason Grant · Sole Agent

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Connaught House, Broomhill Road, Woodford Green IG8 0XR

Viewings

Strictly by appointment via sole agents

Countrywide Commercial

Commercial Property Consultants

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