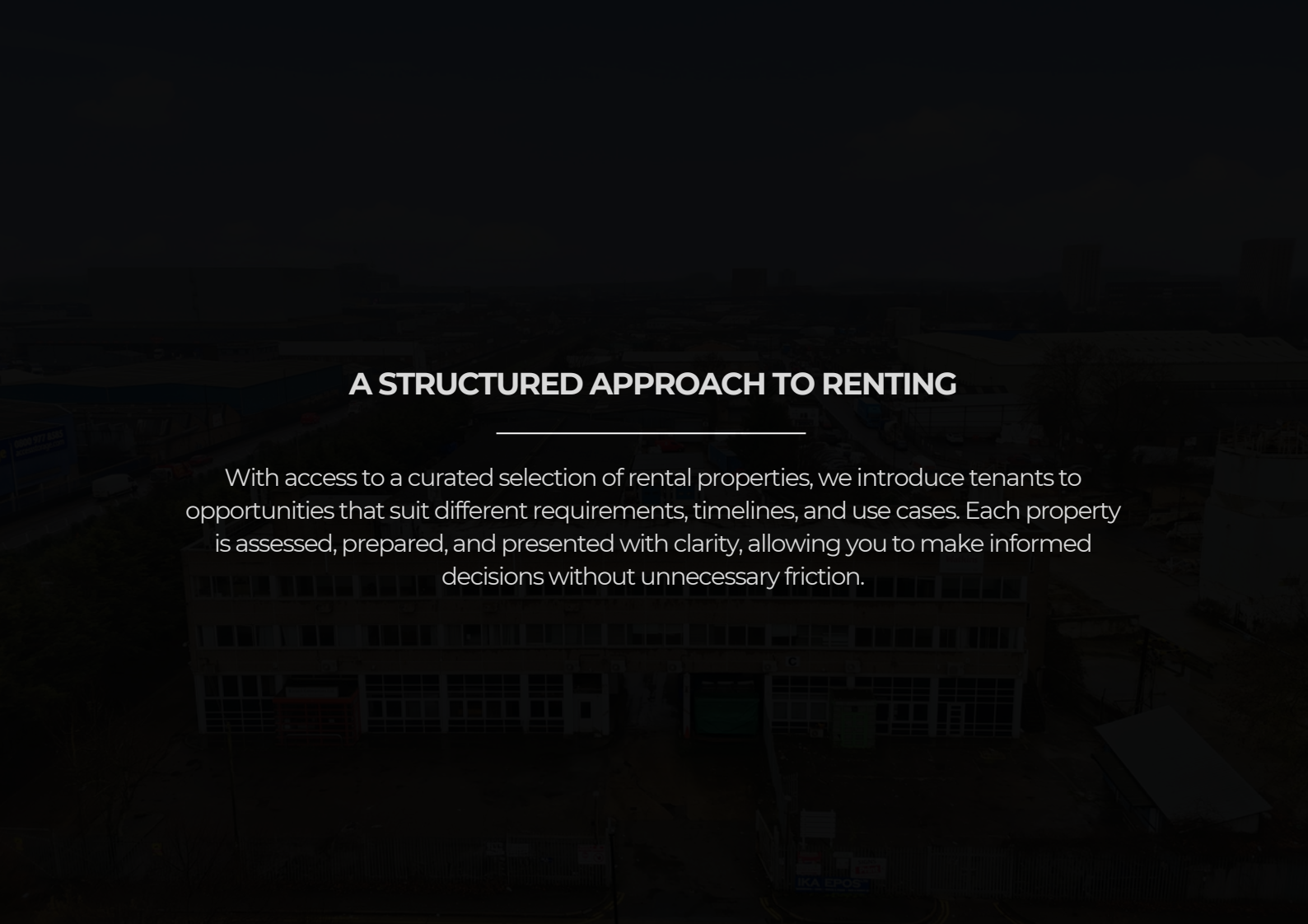


CALIBRE
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WATKINS HOUSE, PEGAMOID ROAD
LONDON, N18 2NG

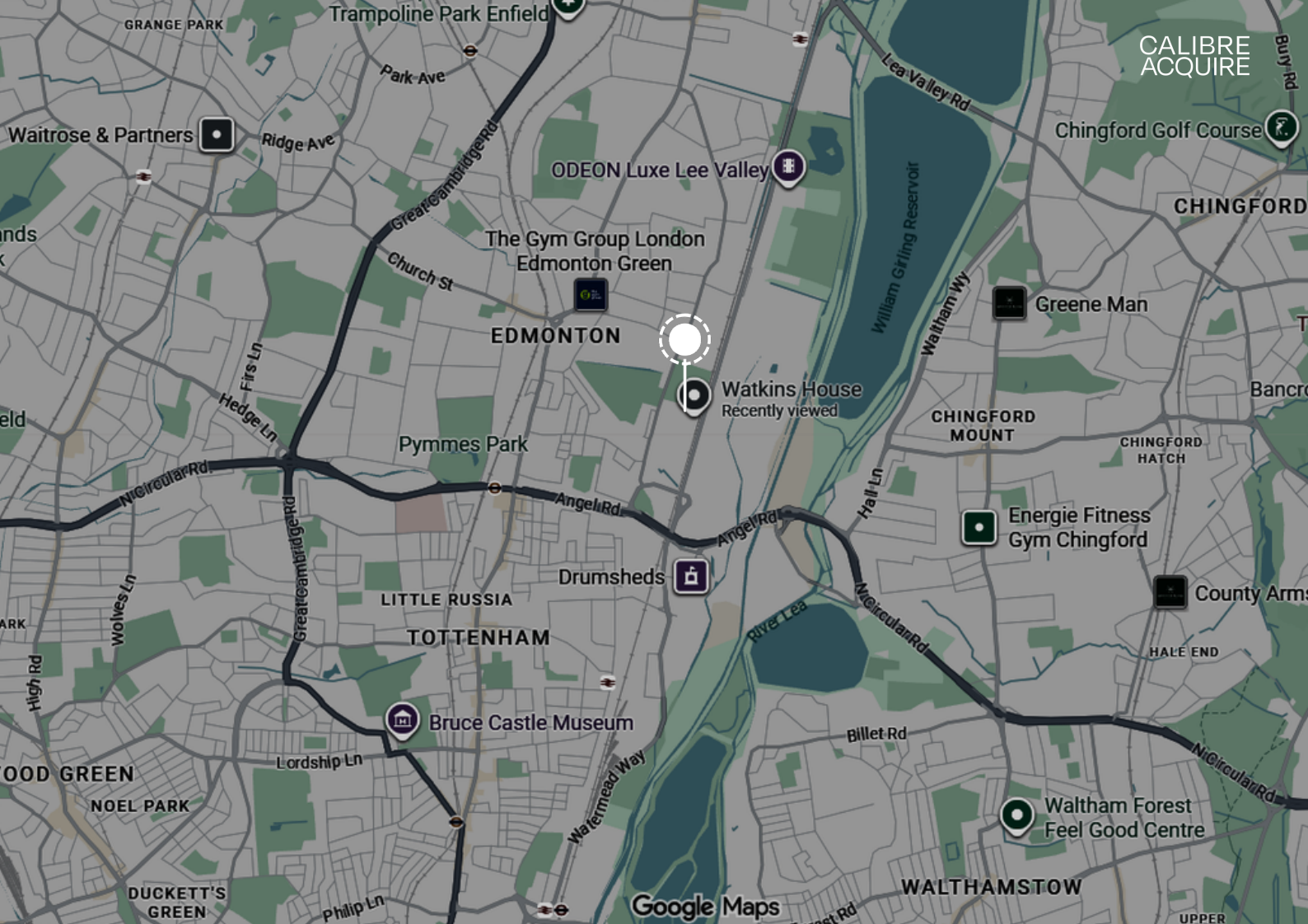
An aerial, high-angle photograph of a city street scene, heavily darkened to serve as a background. A large, multi-story building with many windows is the central focus. To the left of the building, a sign is visible with the word 'RENTAL' in large, bold letters. The overall tone is professional and urban.

A STRUCTURED APPROACH TO RENTING

With access to a curated selection of rental properties, we introduce tenants to opportunities that suit different requirements, timelines, and use cases. Each property is assessed, prepared, and presented with clarity, allowing you to make informed decisions without unnecessary friction.

OFFICE BLOCK TO LET EDMONTON





CALIBRE
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Chingford Golf Course

CHINGFORD

The Gym Group London
Edmonton Green

EDMONTON

Watkins House
Recently viewed

Pymmes Park

CHINGFORD
MOUNT

CHINGFORD
HATCH

Energie Fitness
Gym Chingford

County Arms

LITTLE RUSSIA

TOTTENHAM

Drumsheds

Bruce Castle Museum

River Lea

Billet Rd

Waltham Forest
Feel Good Centre

WALTHAMSTOW

Google Maps

UPPER

WATKINS HOUSE, PEGAMOID ROAD, LONDON, N18 2NG

OFFICE BLOCK TO LET

KEY PROPERTY INFORMATION

- Self contained three storey office building
- Total office space from 6,388 sq ft to 11,504 sq ft
- Offices available as a whole or by individual floors
- Dual aspect natural light to upper floors
- Open plan layouts with partitioned rooms
- Ground floor reception lobby with breakout area
- Planning consent for Class E and F1
- Demised and secured parking for 17 cars
- Additional parking available by negotiation

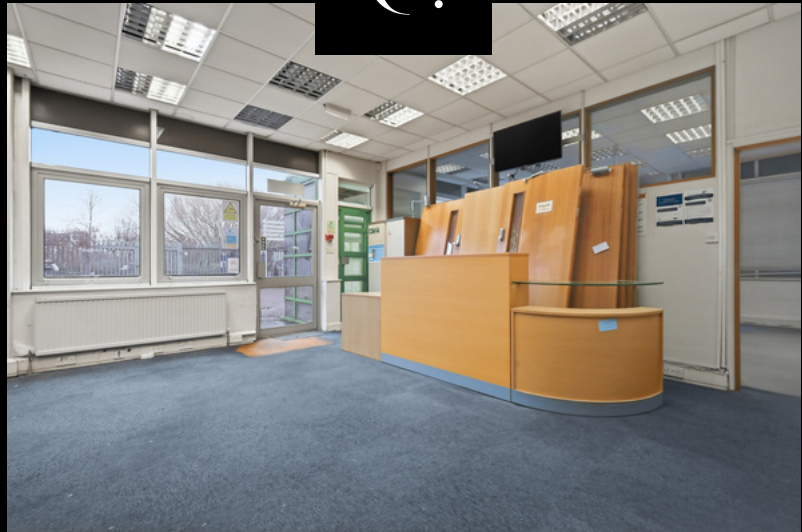
ANNUAL RENT: £20,000 - £190,000

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DESCRIPTION

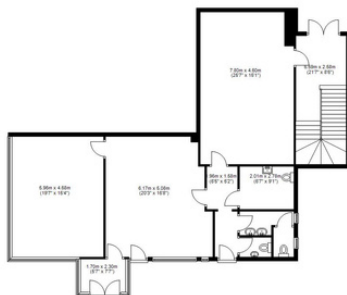
A self contained three storey office building arranged over ground to second floor with secured on site parking. The offices open into a reception lobby with breakout space at ground level. Upper floors are largely open plan with a mix of partitioned rooms suitable for offices or classrooms, and benefit from strong dual aspect natural light.

The accommodation is flexible and can be taken floor by floor or as a whole depending on an occupier's requirement. The layout supports a range of office or educational uses and provides bright, practical workspace within a standalone building. The property is suited to office or education occupiers and includes a demised forecourt car park with additional spaces available by negotiation.

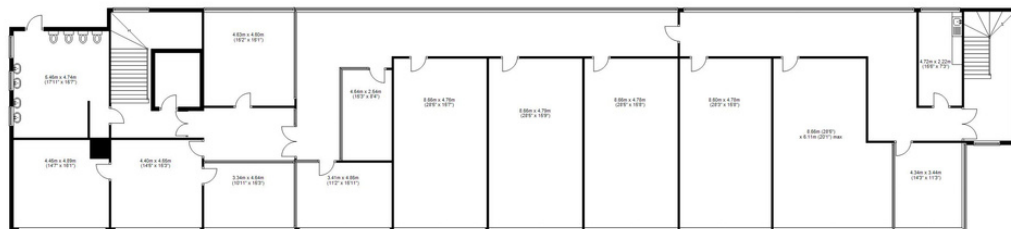


FLOORPLAN

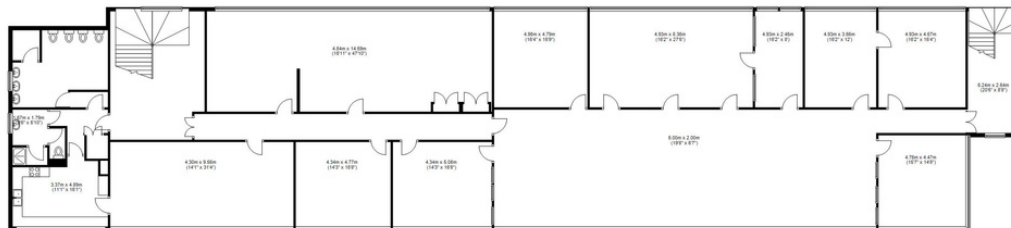
Ground Floor
Approx. 137 sq. metres (1484 sq. feet)



First Floor
Approx. 536 sq. metres (5774 sq. feet)



Second Floor



The four panes have been created by a third party and should be used as a general outline for guidance only. Any area, measurement or distance quoted are approximate and solely intended to provide an overview of the layout. The four panes are not intended to be used as a basis for any legal or contractual obligations. The four panes are not intended to be used as a basis for any legal or contractual obligations. The four panes are not intended to be used as a basis for any legal or contractual obligations.

IMAGES





LOCATION & TRANSPORT

Pegamoid Road sits within an established commercial pocket of Edmonton in the London Borough of Enfield, a location known for its mix of trade counters, light industrial occupiers, education providers, and growing creative businesses. The area attracts tenants who want practical space with strong road access while remaining inside Greater London.

The property benefits from quick connections to the A406 North Circular, providing direct routes to the A10, M25 and wider motorway network. This makes the location convenient for staff commuting, servicing clients across London, and distribution into Hertfordshire and Essex. Central London is reachable in under 30 minutes by rail, with nearby stations including Silver Street and Edmonton Green offering regular Overground services.

Local amenities are within easy reach. Edmonton Green town centre provides shops, supermarkets, cafés, and essential services that support day to day business operations. The surrounding area continues to see investment and regeneration, bringing new residential schemes and commercial activity that increase footfall and workforce availability.

For occupiers seeking flexible commercial accommodation in North London, the location offers a balance of accessibility, affordability, and an established business environment that supports a wide range of uses.





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Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.