



GILMARTIN LEY

Industrial Warehouse Units With Private Yards To Let / For Sale - Edmonton N18

Eley Business Park
8 Eley Road,
Edmonton,
LONDON, N18 3DB



Area

Gross Internal Area: 401 sq.m. (4,316 sq.ft.)
to 2,480 sq.m. (26,694 sq.ft.)

Rent

Rent on application

Property Description

Eley Business Park provides newly refurbished warehouse units measuring between approximately 4,000 sq ft and 13,000 sq ft. Units 1 & 2 could be made available as a single unit totalling approximately 26,000 sq ft.

Units 1 & 2 are arranged over ground and first floors, with a floor to ceiling height of 4.26 m (14 ft) on the ground floor and an eaves height of 2.84 m (9.3 ft) at the lowest point and a maximum height of 3.66 m (12 ft) on the first floor.

Units 3, 4, 5 & 6 have eaves height of 4.35 m (14.27 ft) rising to an apex of 6.43 m (21 ft). Each of these units also benefit from a small mezzanine level.

Each unit benefits from it's own private secure yard, three phase electricity and WC facilities.

- > Less than 0.25 miles from the Meridian Water regeneration site (5,000 homes & 3,000 new jobs)
- > Exceptional connectivity to main road networks
- > Angel Road Railway Station less than 0.25 miles distant
- > Each unit will benefit from its own private secure yard area
- > Three phase power supply
- > Units 1 and 2 were available on either a Leasehold or Freehold basis but are now sold
- > Units 3, 4, 5 & 6 have now been let and are no longer available





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Unit 1	1,240	13,347	CONTRACTS FOR SALE HAVE BEEN EXCHANGED - NO LONGER AVAILABLE
Unit 2	1,240	13,347	CONTRACTS FOR SALE HAVE BEEN EXCHANGED - NO LONGER AVAILABLE
Unit 3	576	6,200	LET - NO LONGER AVAILABLE
Unit 4	401	4,316	LET - NO LONGER AVAILABLE
Unit 5	401	4,316	LET - NO LONGER AVAILABLE
Unit 6	401	4,316	LET - NO LONGER AVAILABLE

Property Location

Eley Business Park, N18 3DB, is situated at the junction between Eley Road and Kynoch Road within the well established Eley Industrial Estate in Edmonton, which forms part of the larger Lea Valley Industrial Area in the primary commercial area of the London Borough of Enfield. Occupiers on the Eley Estate include Coca Cola, Access Self Storage and Team-Sport Indoor Karting.

The units will have excellent road transport communications being situated off the north side of the North Circular Road (A406) and immediately east of its junction with Meridian Way (A1055). The A1055 extends between Tottenham Hale and the M25 Motorway (Junction 25) via Bullsmoor Lane approximately 3.5 miles to the north. The M11 Motorway (Junction 4) is accessed via the North Circular Road (A406) approximately 3 miles to the east.

Angel Road Railway Station, which is within 5 minutes walking distance of The Estate, provides regular services (25 minutes travel time) to London Liverpool Street. Angel Road station also provides services (5 minutes journey time) to Tottenham Hale Station with its connections to London Underground (Victoria Line) and the Stansted Express with a travel time of just under one hour to Stansted Airport. London City Airport is approximately 8.5 miles distant.

Service Charge p.a. Sign into website to download details

Premium N/A

Terms Units 1 & 2 are available to let on fully repairing and insuring terms to be agreed.

It is our client's preference to let the properties but they would consider proposals for the Freehold interest for Units 1 & 2 combined for offers in excess of £2,400,000 or for the Freehold interests of Unit 1 or Unit 2 separately, for offers in excess of £1,600,000 for each unit.

Please note that the property is elected for VAT, which will be chargeable on the rent/price.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Enfield

Viewings: By prior appointment with Gilmartin Ley 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/23114>
Brochure
Service Charge Information

Last Updated: 31 Aug 2017

<http://www.gilmartinley.co.uk/properties/to-rent/light-industrial-b1/edmonton/london/n18/23114>

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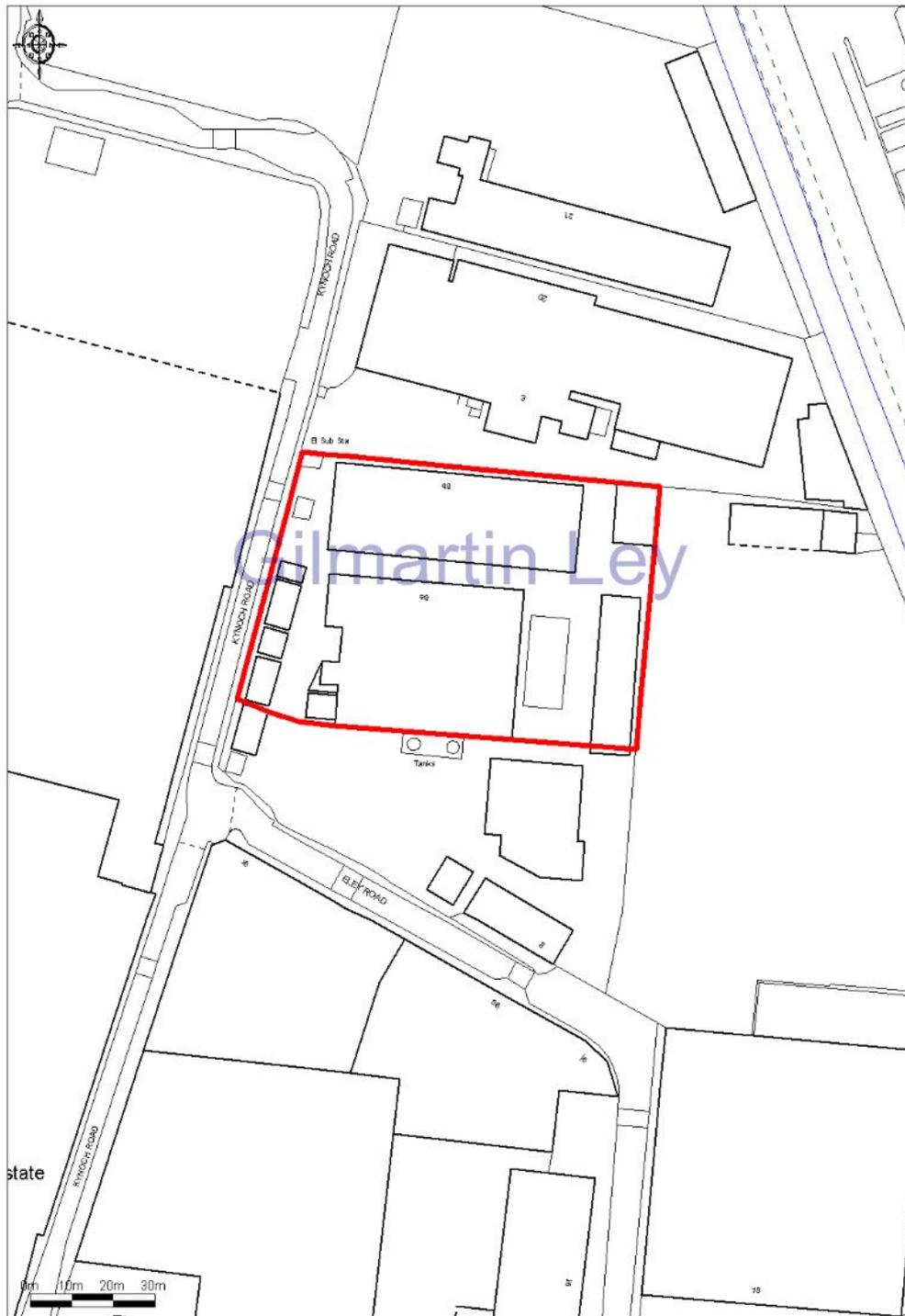
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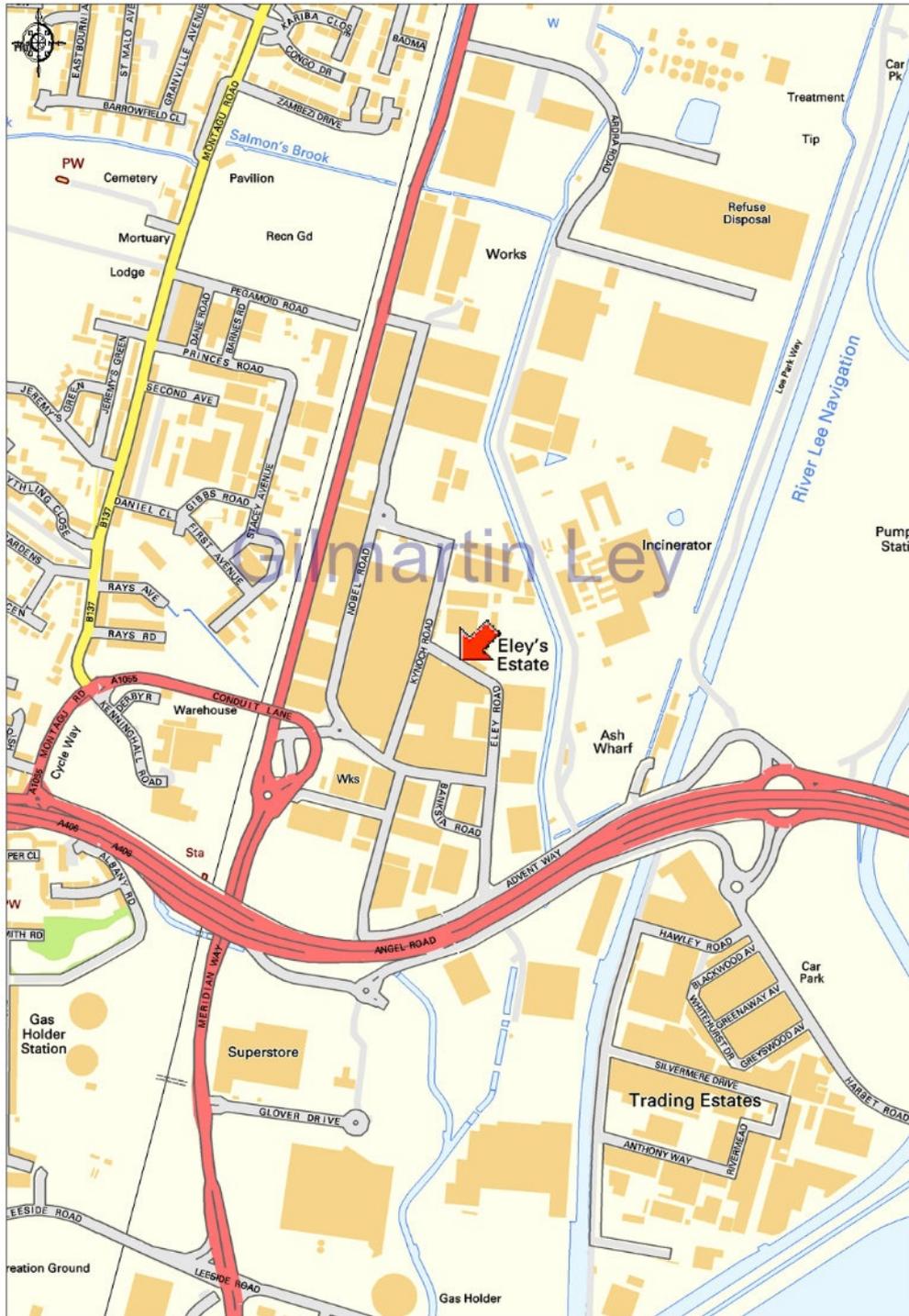
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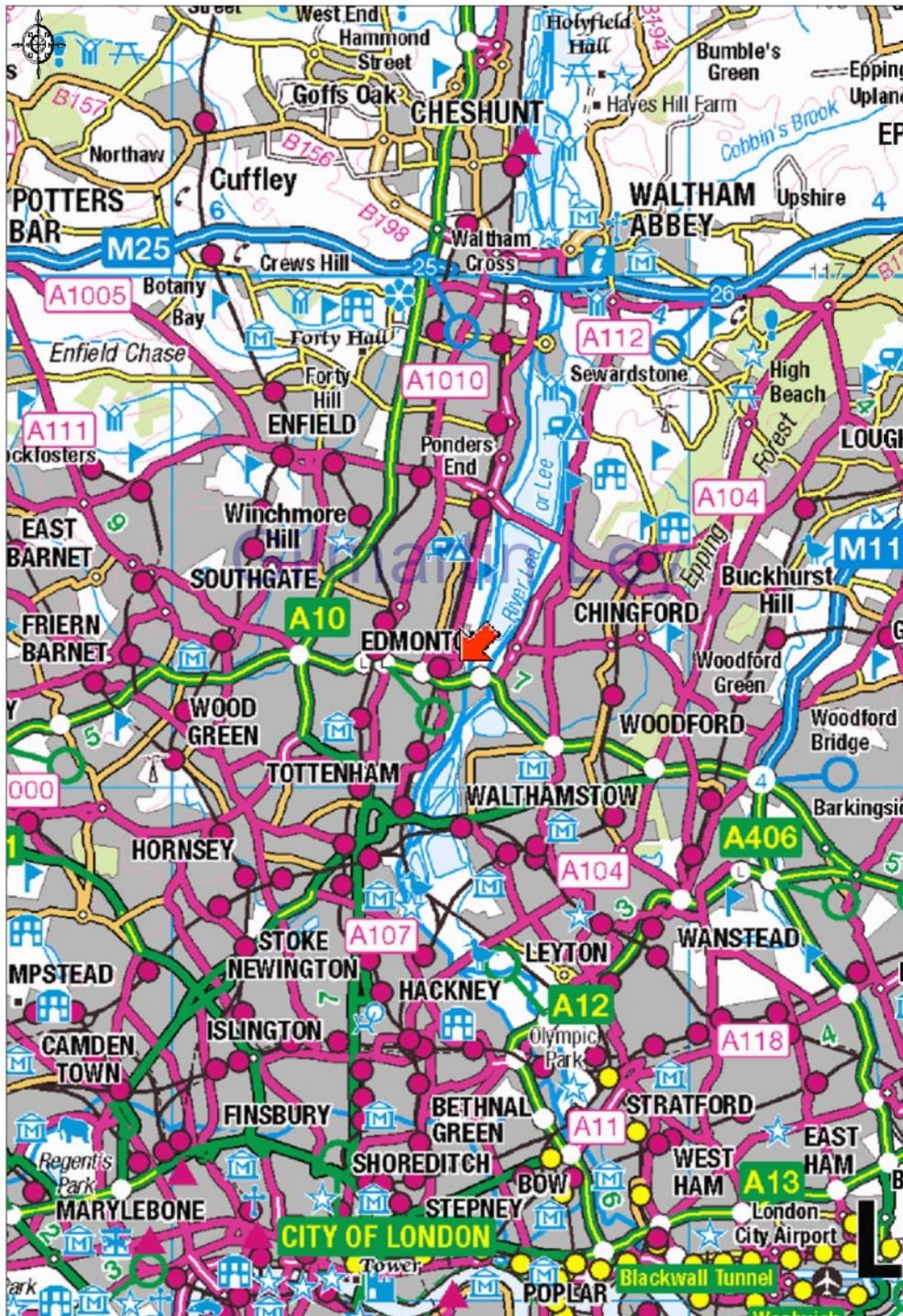
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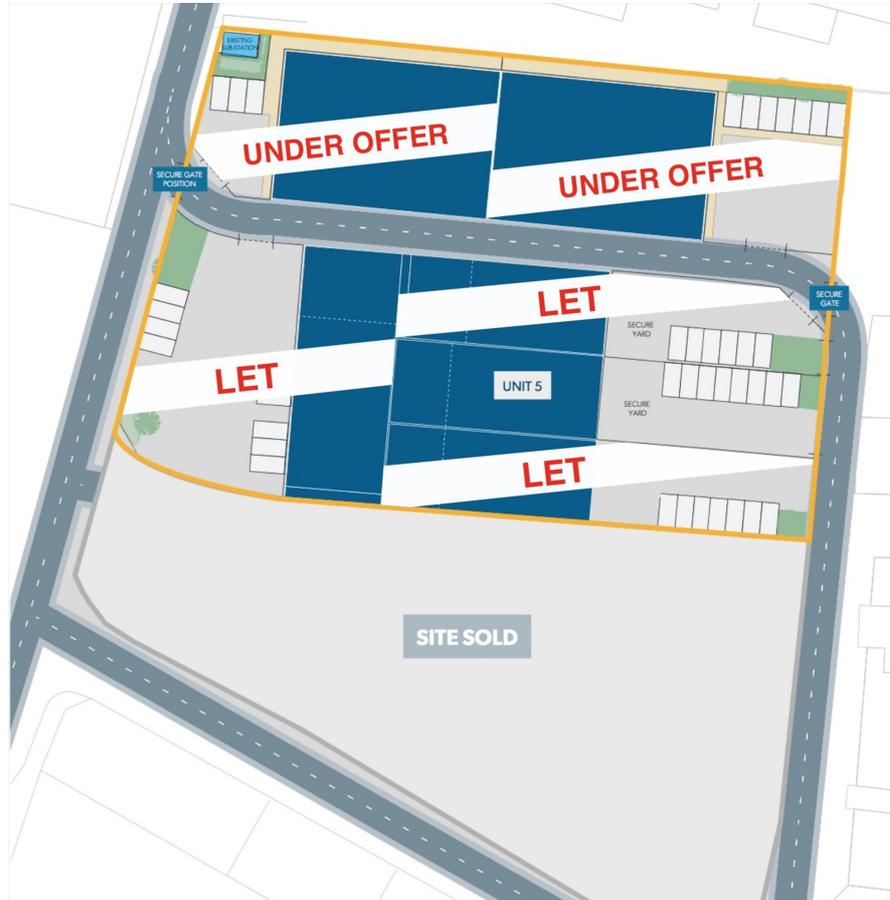
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