



GILMARTIN LEY

Refurbished Industrial Warehouse Unit With Private Yard To Let - Edmonton N18

**Unit 4, Eley Business Park
8 Eley Road,
Edmonton,
LONDON, N18 3AT**



Area

Gross Internal Area: 401 sq.m. (4,316 sq.ft.)

Rent

£52,500 per annum (approx.
£4,375 monthly) subject to
contract

Property Description

Eley Business Park provides refurbished 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.

Unit 4 has an eaves height of 4.35 m (14.27 ft) rising to an apex of 6.43 m (21 ft).

The property benefits from it's own private secure yard, a small mezzanine level, 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
- > Private secure yard area
- > Three phase power supply





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| Accommodation | Area sq.m. | Area sq.ft. | Comments |
|---------------|------------|-------------|--|
| Unit 4 | 401.00 | 4316 | Plus external private yard of 287.38 sq.m. / 3093 sq.ft. |

Property Location

Eley Business Park 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 property has 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 | Available to let on fully repairing and insuring terms to be agreed |
| Legal Fees: | Each party is to bear its own legal fees |
| Local Authority: | London Borough of Enfield |
| Viewings: | By prior appointment with Gilmartin Ley, telephone 020 8882 0111 |
| Further information at: | http://www.gilmartinley.co.uk/properties/24508 Service Charge Information Energy Performance Certificate |
| Last Updated: | 30 Mar 2016 |

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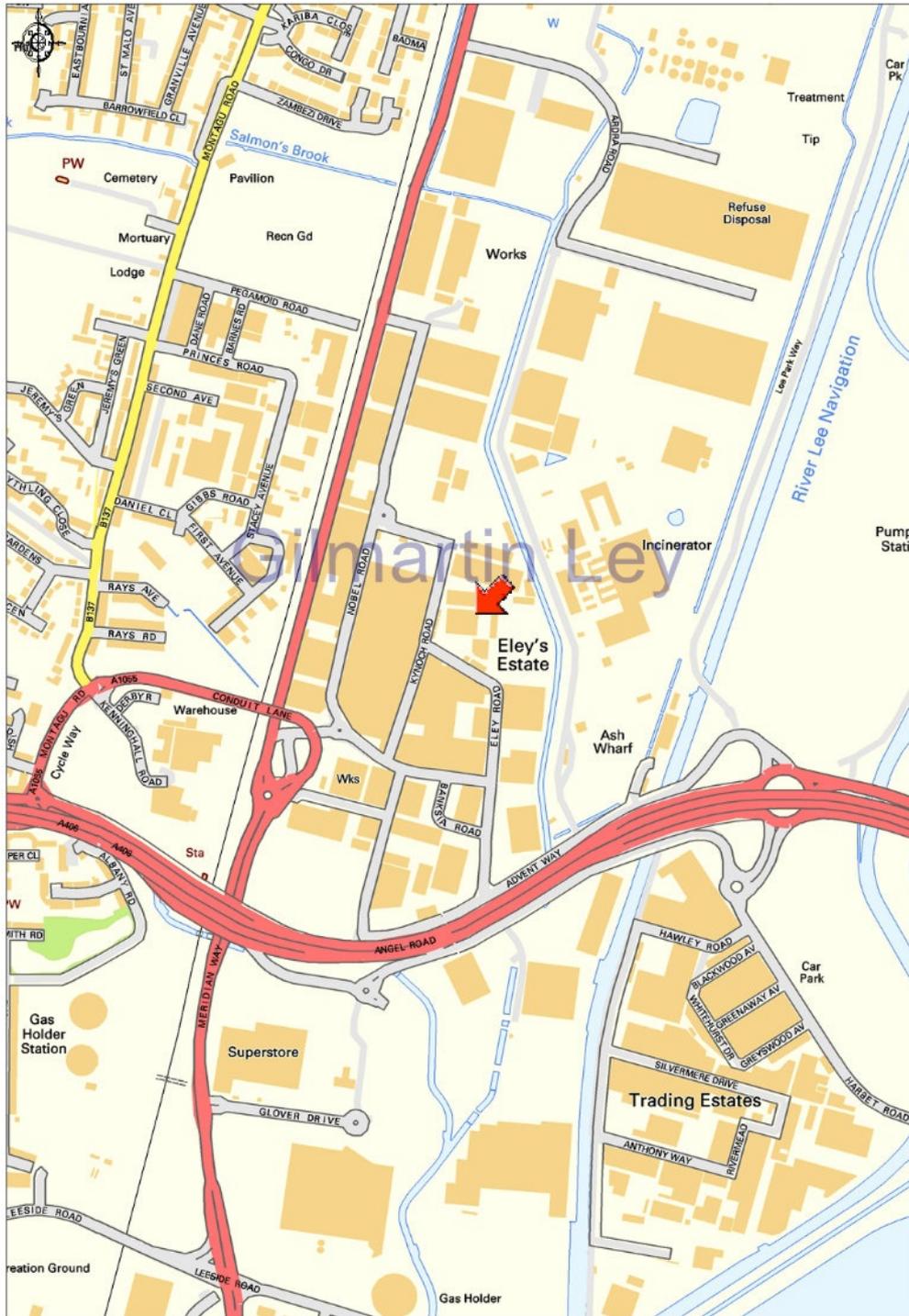
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Our ref: 24508

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
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Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

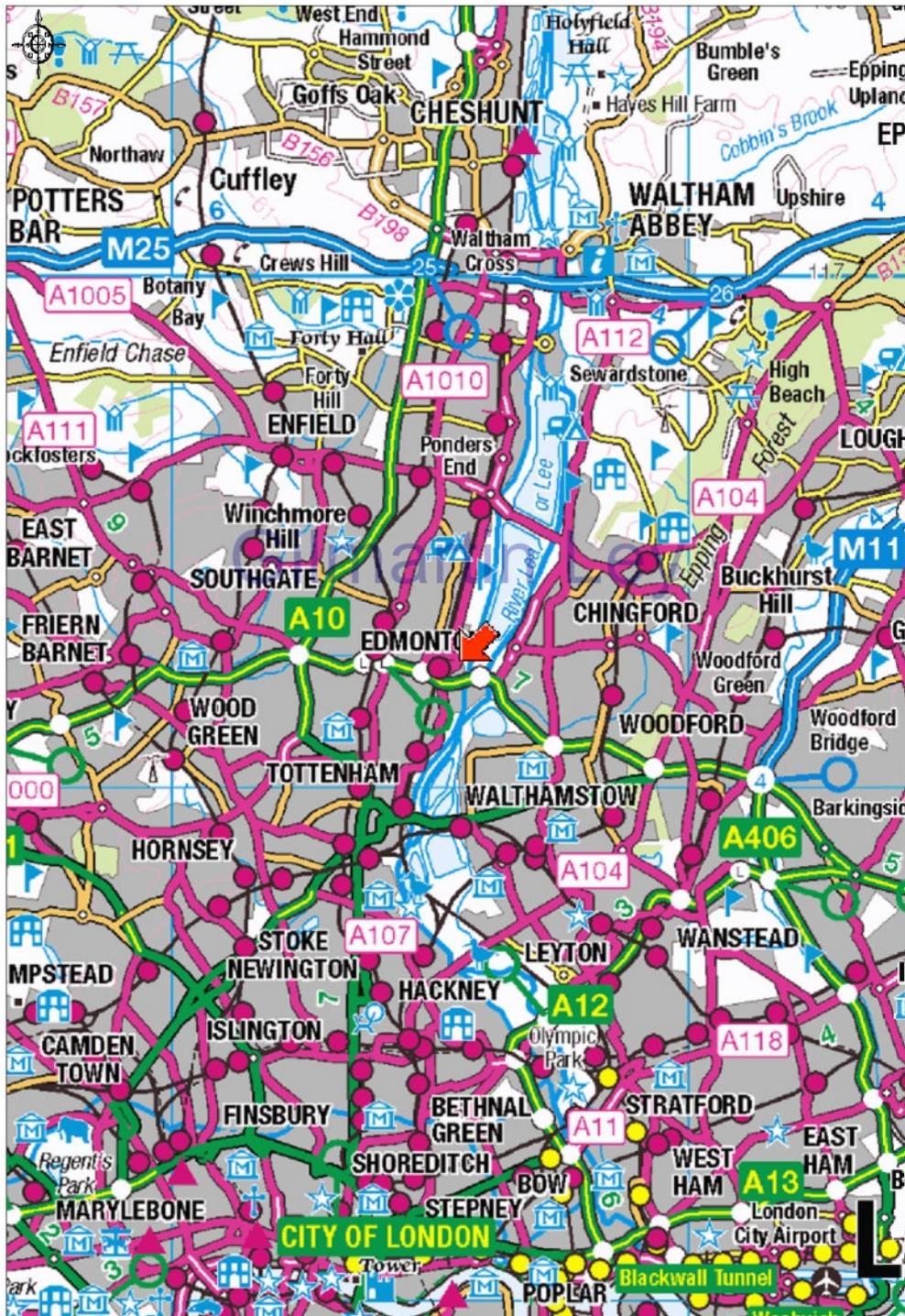
Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agencyl@gilmartinley.co.uk
Twitter: @gilmartinley



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Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

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Fax: +44 (0)20 3137 9053
Email: agencyl@gilmartinley.co.uk
Twitter: @gilmartinley



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Alfred Imber House, 62a Highgate High Street
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Email: agency1@gilmartinley.co.uk
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