



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

GILMARTIN LEY

**Units 1 and 2
Eley Business Park,**

LONDON, N18 3DB



Area

Gross Internal Area: 1,240 sq.m. (13,347 sq.ft.) to 2,480 sq.m. (26,694 sq.ft.)

Price

£2,400,000 subject to contract
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 of which 4 out of 6 are now let or under offer.

Units 1 & 2 could be made available as a single unit totalling approximately 26,000 sq ft. The units 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.

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

- > Available on a Leasehold or Freehold basis, separately or combined.
- > 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
- > Large private secure yard area
- > Three phase power supply

Accommodation	Area sq.m.	Area sq.ft.	Comments
Unit 1 Ground Floor	620	6,673	
Unit 1 First Floor	620	6,673	
Unit 1 External Private Yard	186.75	2,010	
Unit 2 Ground Floor	620	6,673	
Unit 2 First Floor	620	6,673	
Unit 2 External Private Yard	421.50	4,536	



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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.

2015 Rateable Value £99000.00

Estimated Rates Payable £42867 per annum

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

Terms Units 1 and 2 are available to Let on terms to be negotiated.

The Freehold interest for Units 1 & 2 combined are available with a quoting price of £2,400,000

The Freehold interests of Unit 1 or Unit 2 separately may be available on terms to be negotiated.

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/24929>
Service charge details
Phase 2 Contamination Report
Phase 1 Contamination Report

Last Updated: 31 Aug 2017

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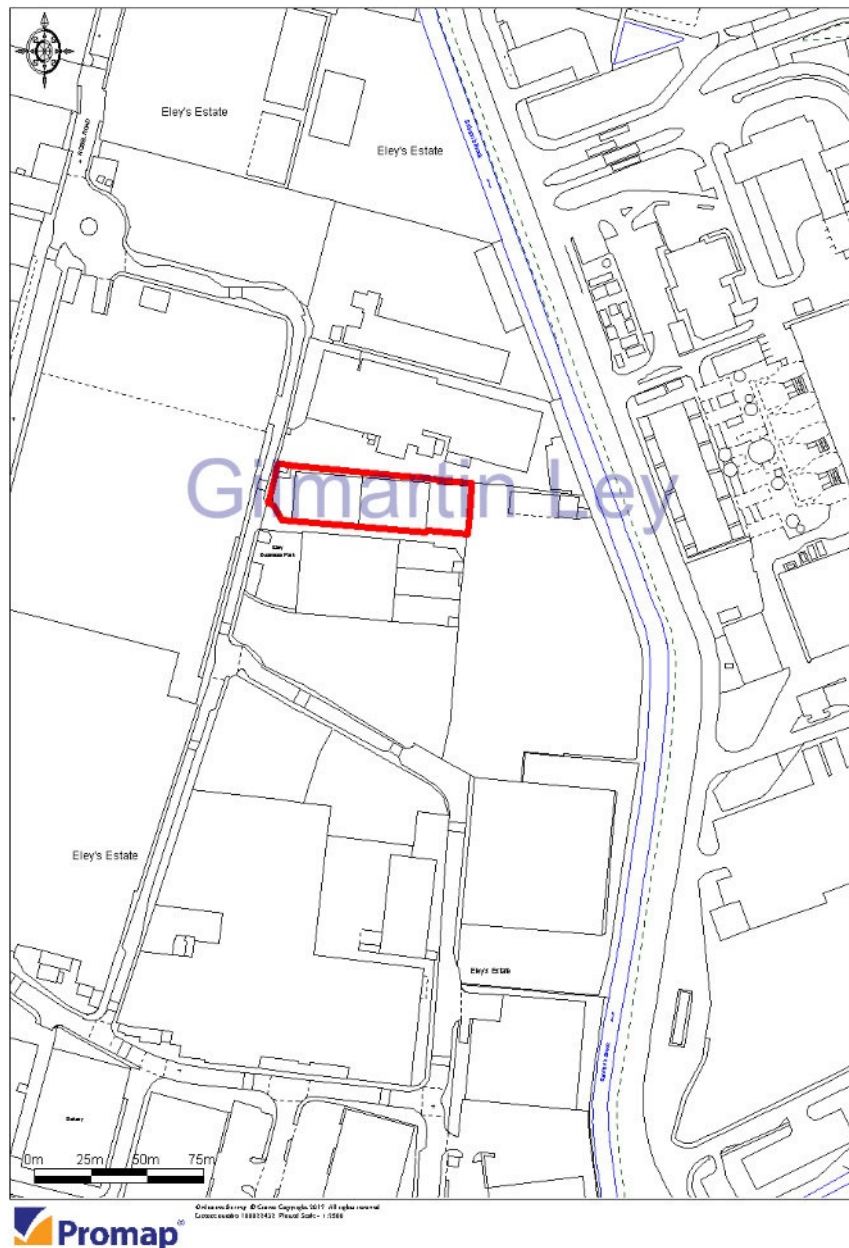
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Our ref: 24929

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

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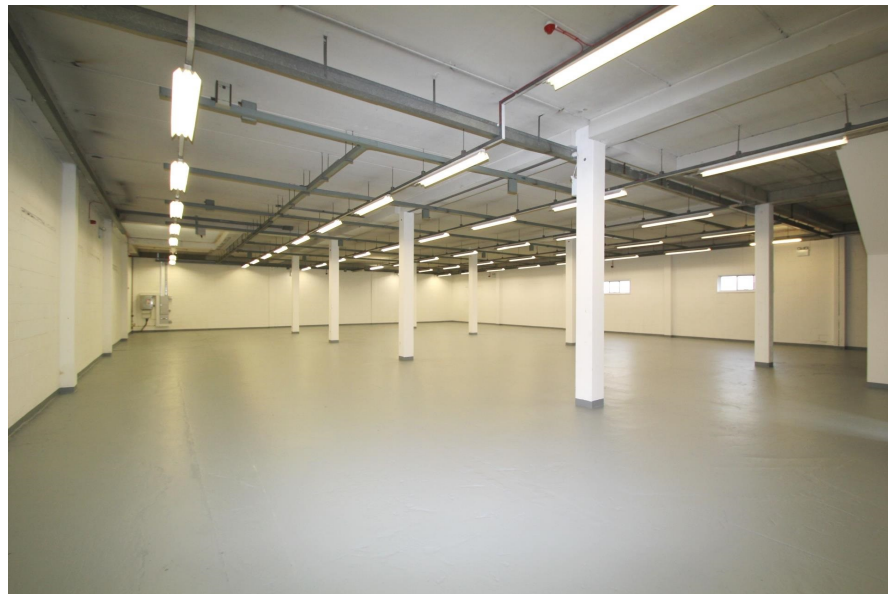
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