



GILMARTIN LEY

# Industrial Warehouse To Let - Edmonton N18.

**First floor warehouse with loading access via substantial ground floor loading bay**

**4D Thermo House  
Nobel Road,  
Edmonton,  
LONDON, N18 3BH**



## Area

Gross Internal Area: 673 sq.m. (7,243 sq.ft.)

## Rent

£37,500 per annum (approx.)  
£3,125 monthly) subject to contract

## Property Description

The property comprises predominantly first floor warehouse space, with access for loading via a substantial loading bay at ground floor level.

The first floor is mainly arranged as warehousing but also benefits from a number of partitioned offices, staff break-out area / kitchen and male & female WCs.

Loading to the property is via an electrically operated roller shutter loading door. The outgoing tenants currently use an electrical conveyor system to move goods from the ground floor of the loading bay to the first floor.

The staff entrance to the property is by way of an entrance via a yard to the rear or Nalken House.

There is one demised car parking space within the yard to the rear of Nalken House.

- > Gross Internal Area of circa 672.92 square metres (7,243 square feet)
- > First Floor Area of circa 619.75 square metres (6,671 square feet)
- > Ground floor loading bay 53.13 square metres (572 square feet)
- > First floor eaves height 2.99 metres rising to 3.27 metres
- > Ground floor loading bay eaves height 5.7 metres
- > Kitchen and WC facilities
- > Three phase power supply
- > Excellent transport links
- > Angel Road Railway Station less than 0.25 miles distant





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Loading Bay	53.13	571	
First Floor Warehouse & Offices	619.79	6,671	

## Property Location

The property is located on the west side of Nobel Road opposite it's junction (roundabout) with 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. Nearby 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.

**2017 Rateable Value** £19000.00

**Estimated Rates Payable** £8094 per annum

**Service Charge p.a.** £331.86 We believe the estate charge for the subject property to be as stated but this is to be confirmed

**Premium** N/A

**Terms** Available to let on a new fully repairing and insuring lease excluding Sections 24-28 of the Landlord & Tenant Act 1954, on 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/25175>  
Energy Performance Certificate

**Last Updated:** 02 Jul 2018

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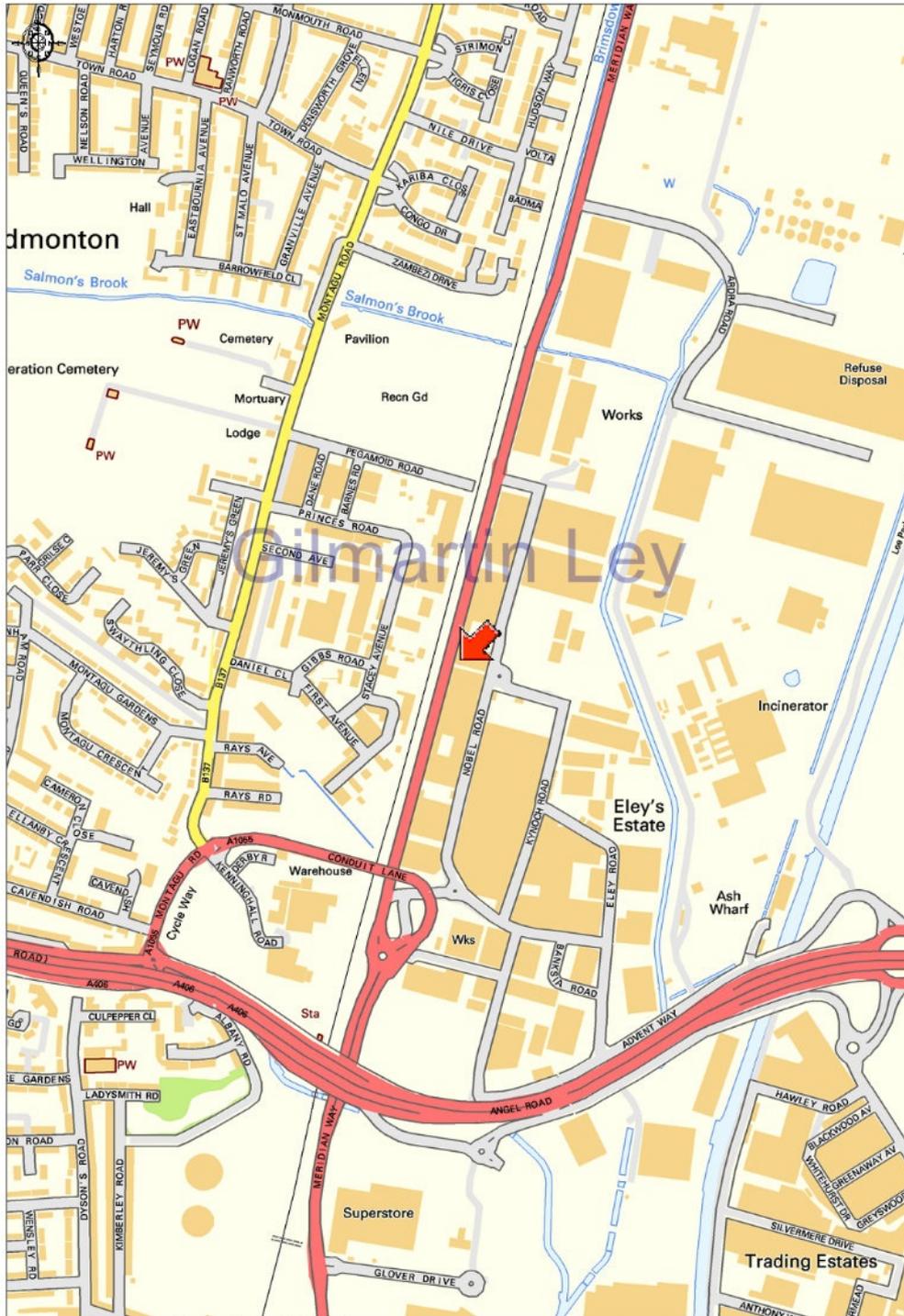


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Our ref: 25175

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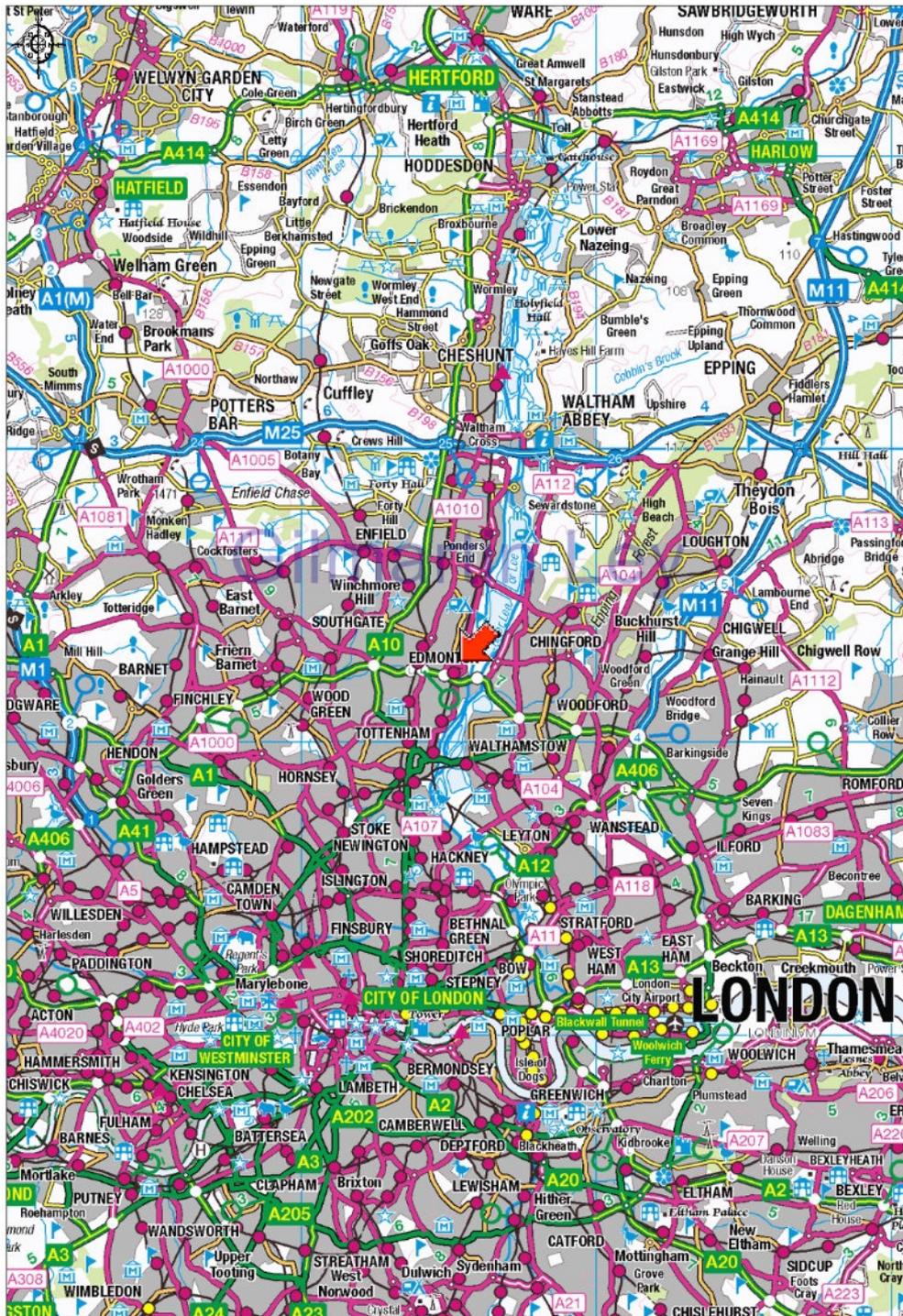


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