



GILMARTIN LEY

Modern Industrial Warehouse Unit To Let in Edmonton - N18

A new lease available on flexible terms to be agreed.

**Unit 6, Eley Business Park
8 Eley Road,
Edmonton,
LONDON, N18 3AT**



Area

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

Rent

£54,000 per annum (approx.
£4,500 monthly) subject to
contract

Property Description

Unit 6 is a modern single story warehouse, refurbished to a high standard in 2015 as part of the Eley Business Park redevelopment.

The property benefits from it's own private secure yard of 346.63 sq.m (3,731 sq.ft), office accommodation at mezzanine level, three phase electricity and an electronically operated roller shutter door, as well as separate internal W/C and kitchen facilities.

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

- > Modern warehouse with substantial private yard.
- > Exceptional connectivity to main road networks
- > Angel Road Railway Station less than 0.25 miles distant
- > Less than 0.25 miles from the Meridian Water regeneration site (5,000 homes & 3,000 new jobs)



Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	334.12	3,596	
Mezzanine level	66.88	719	
External Private Yard	346.63	3,731	



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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.

2017 Rateable Value £49500.00

Estimated Rates Payable £23760 per annum

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/26388>
Energy Performance Certificate
Service Charge Information
Site plan

Last Updated: 13 Dec 2018

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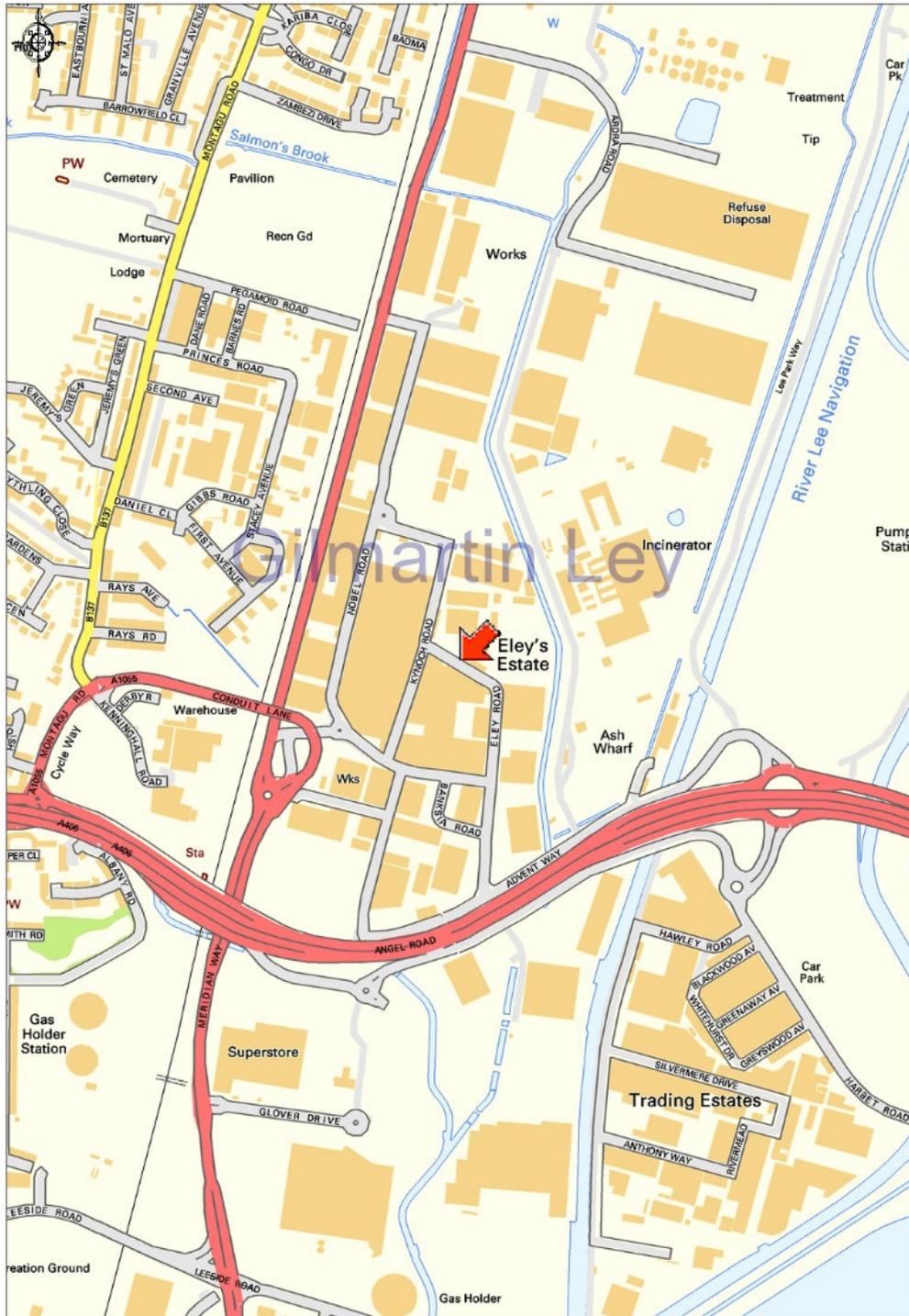


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Our ref: 26388

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

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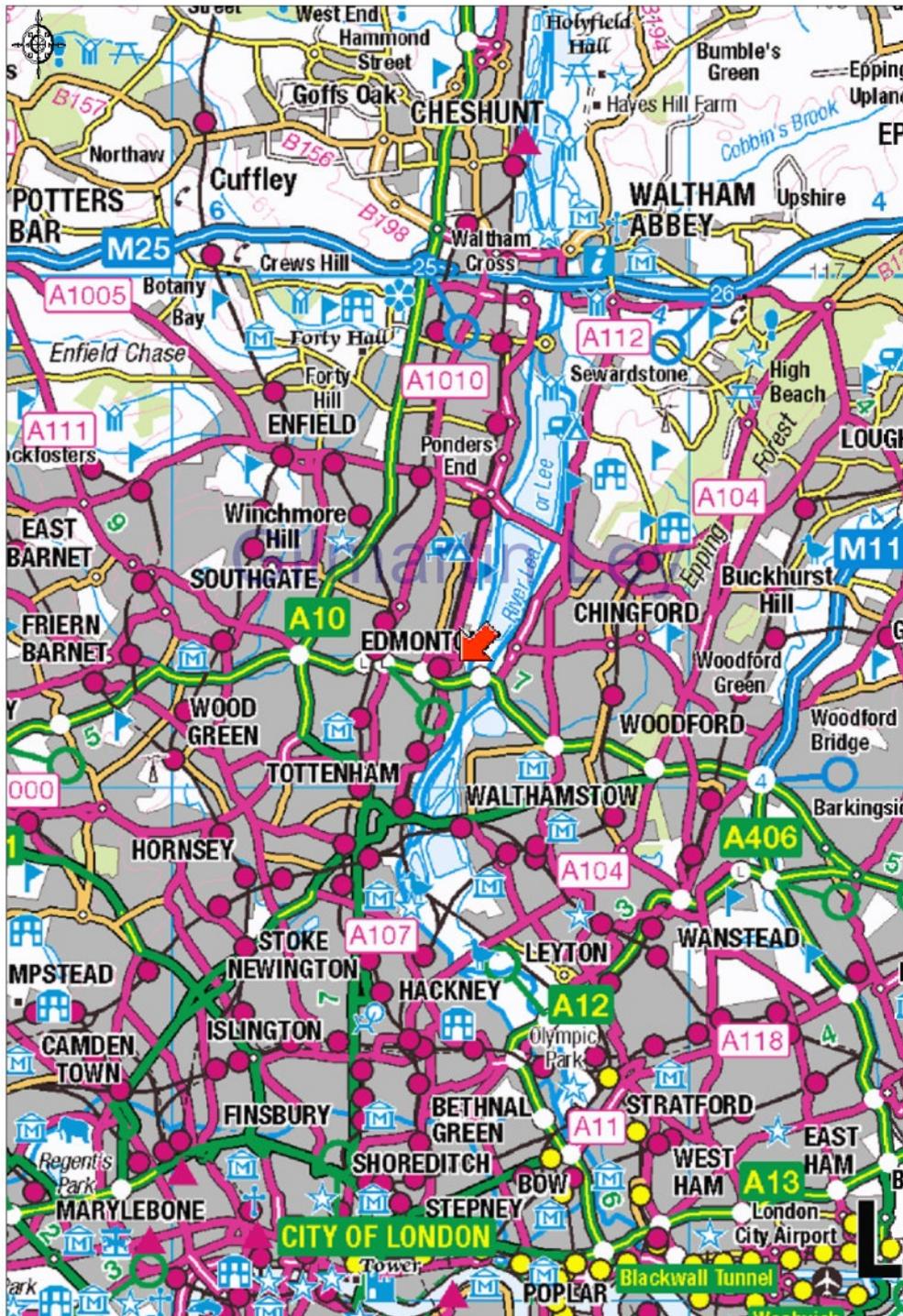


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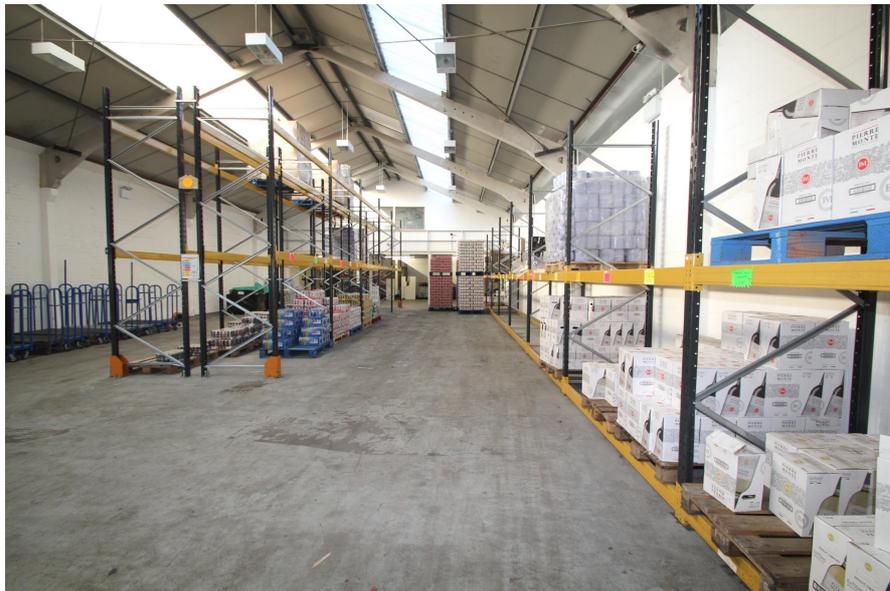
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