



GILMARTIN LEY

1.41 acre Yard and Warehouse To Let - Edmonton N18

A new lease available on flexible terms

**31 Nobel Road
Eley Estate,
Edmonton,
LONDON, N18 3BH**



Area

Site Area: 5,723 sq.m. (61,601 sq.ft.)

Rent

£200,000 per annum (approx.
£16,667 monthly) subject to
contract



Property Description

A 1.41 acre site comprising a single story 1960s built warehouse and offices totalling 8,394 sq.ft, with a secured surfaced front car park / yard of 11,280 sq.ft and rear yard of 39,062 sq.ft.

The warehouse benefits from 5.7m eaves, 3 roller shutter doors (5.0m High x 5.4m Wide) 3 phase supply, ancillary offices, kitchen and separate W/C facilities.

The front and rear surfaced yards can be accessed via separate entrances. The Eley Estate benefits from 24hr access.

- > A new lease available
- > Rarely available secured yard
- > Excellent access from the estate road
- > Separate entrances to front and rear yards
- > Good communications via both road and rail
- > Angel Road Railway Station less than 0.5 miles distant
- > A406 North Circular Road approximately 0.6 Miles south of the property
- > M25 (Junction 25) approximately 4.5 miles to the north.

Accommodation	Area sq.m.	Area sq.ft.	Comments
Warehouse	658.63	7,089	
Offices	121.32	1,305	
Front Yard / Car Park	1,048	11,280	
Rear Yard	3,629	39,062	



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Property Location

The yard is located 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 £67500.00

Estimated Rates Payable £33277 per annum

Service Charge p.a. £5079.25 Latest estate charge information available to download from our website

Premium nil

Terms A new lease available on flexible terms

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/26660>
Energy Performance Certificate
Estate Charge

Last Updated: 08 Oct 2018

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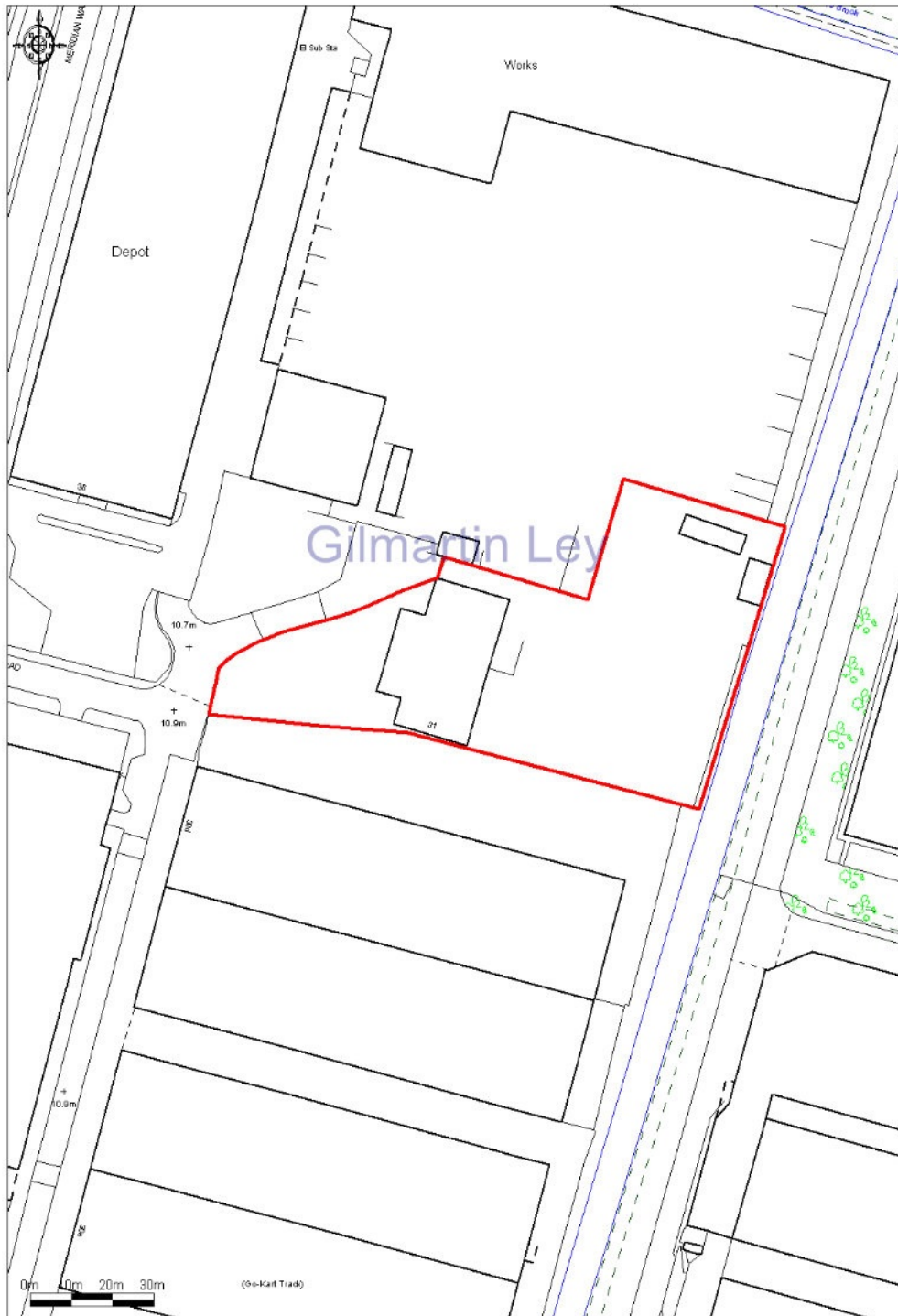


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Our ref: 26660

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

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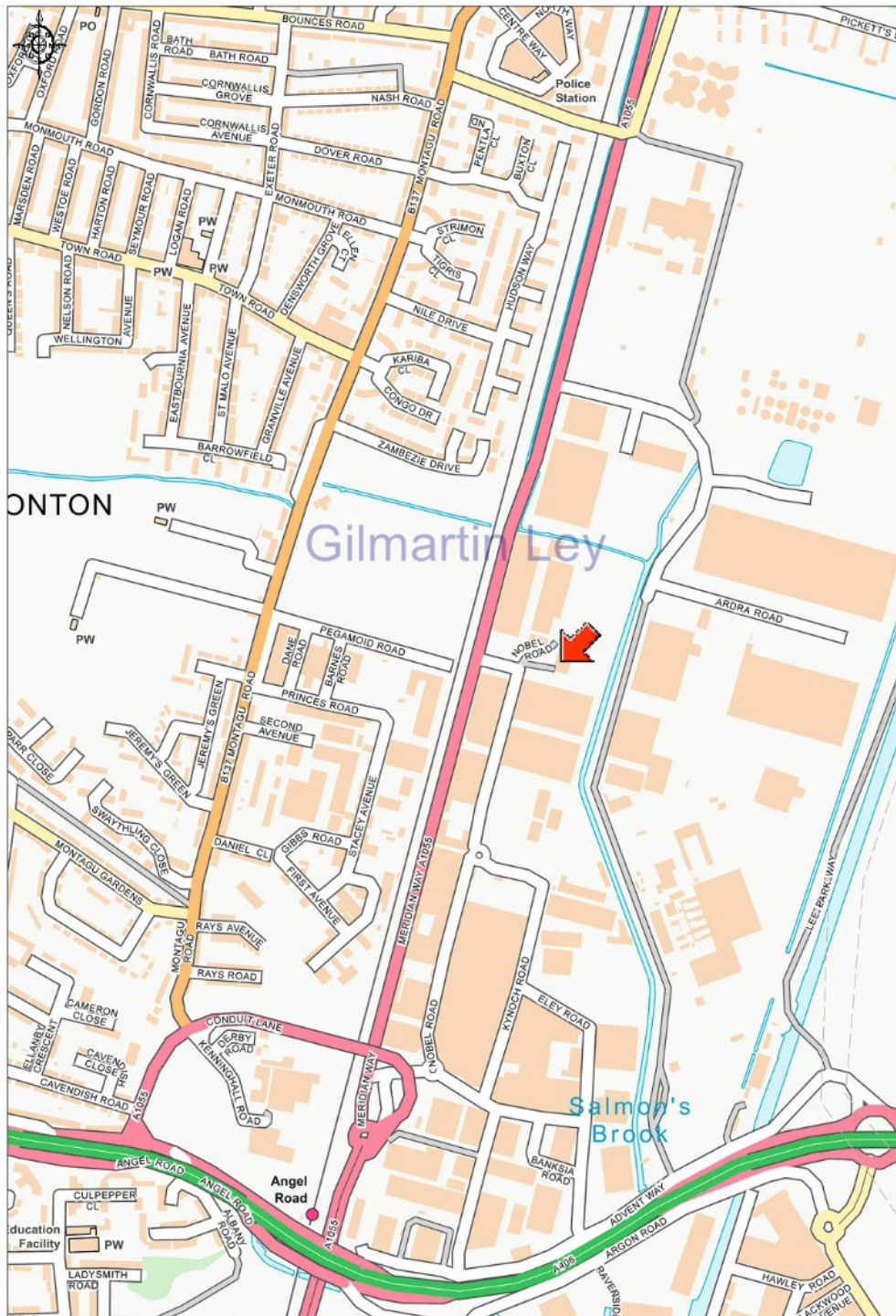


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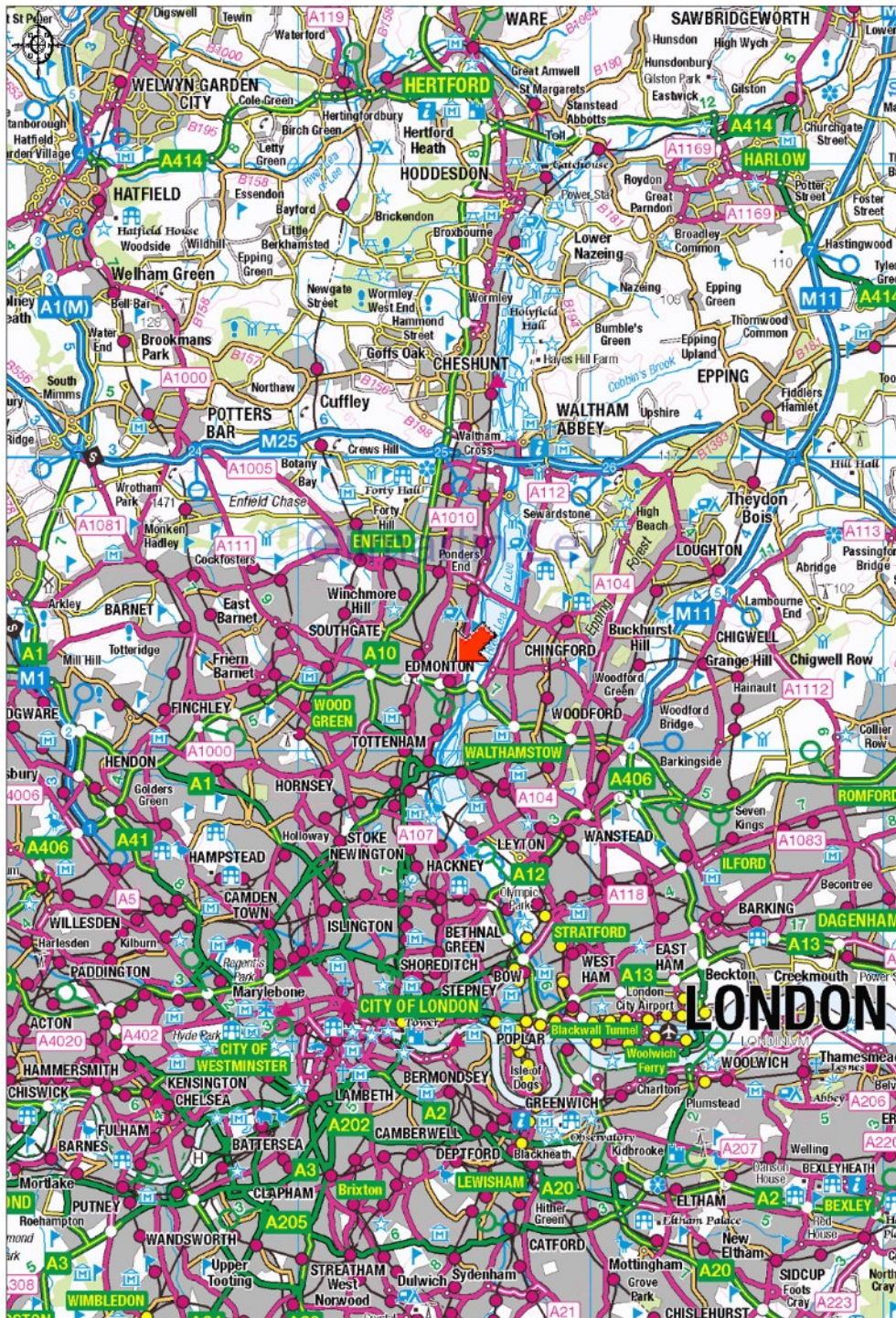


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