



GILMARTIN LEY

Freehold Investment For Sale - Edmonton N18

Sale and leaseback - Rent: £375,000 pa

Units 1 and 2
Eley Business Park,
Edmonton,
LONDON, N18 3DB



Price

Guide price £5,000,000 subject to contract



Property Description

This substantial industrial / warehouse property was refurbished in 2015/6 and has loading via two roller shutter loading doors set within the front and rear elevations. Unit 1 incorporates a goods lift, while Unit 2 features an opening in the first floor to provide loading access via fork lift. Part of the first floor of Unit 2 also benefits from a high quality office fit-out.

Our client will consider proposals for the freehold interest subject to a new fully repairing and insuring lease to Forever Enterprises Limited at an initial rent of £375,000 per annum.

The lease on will be for a 9 year term, with rent reviews at three yearly intervals and a mutual (Landlord & Tenant) break option at the expiration of the third year of the term (Landlord to give 12 months notice, Tenant to give 6 months notice). The new lease would exclude the security of tenure provisions afforded by the Landlord & Tenant Act 1954.

Key considerations:

- > Highly desirable and strategic industrial location
- > Sale and leaseback freehold investment for sale
- > Initial Rent: £375,000 pa
- > Site area: 0.52 Acres
- > Gross internal area: 2,485 sq.m (26,749 sq.ft)
- > Excellent communications via road and rail
- > Meridian Water Station within 800m
- > High specification office accommodation (Unit 2)
- > Adjacent to Mollison Avenue and 500m to A406 North Circular Road
- > Secure private yards to front and rear
- > Load bearing first floor, goods lift and opening for fork-lift loading

<https://www.gilmartinley.co.uk/properties/for-sale/investment/edmonton/london/n18/27542>

Our ref: 27542

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



Freehold Investment For Sale - Edmonton N18

Sale and leaseback - Rent: £375,000 pa

GILMARTIN LEY

Property

Gross Internal Area: 2,485 sq.m. (26,748 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Unit 1	1,242.60	13,375	Ground and first floor warehouse space and secure private yard accessed via Kynoch Road
Unit 2	1,242.60	13,375	Ground and first floor warehouse space, first floor office accommodation and secure private yard from the estate road

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 in the immediate vicinity include Coca Cola, Access Self Storage, Howdens, CEF, Big Yellow Self Storage, Holland Bazaar and TOT Shirts.

The unit 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 is 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. Meridian Water Station, which is within 800m of The Estate, provides services (4 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.

Terms Freehold sale subject to a new 9 year fully repairing and insuring lease to Forever Enterprises Limited at an initial rent of £375,000 per annum.

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: <https://www.gilmartinley.co.uk/properties/27542>
Site plan
Offer Requirements
Floor Plan
Energy Performance Certificate

Last Updated: 04 Mar 2026

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility; any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

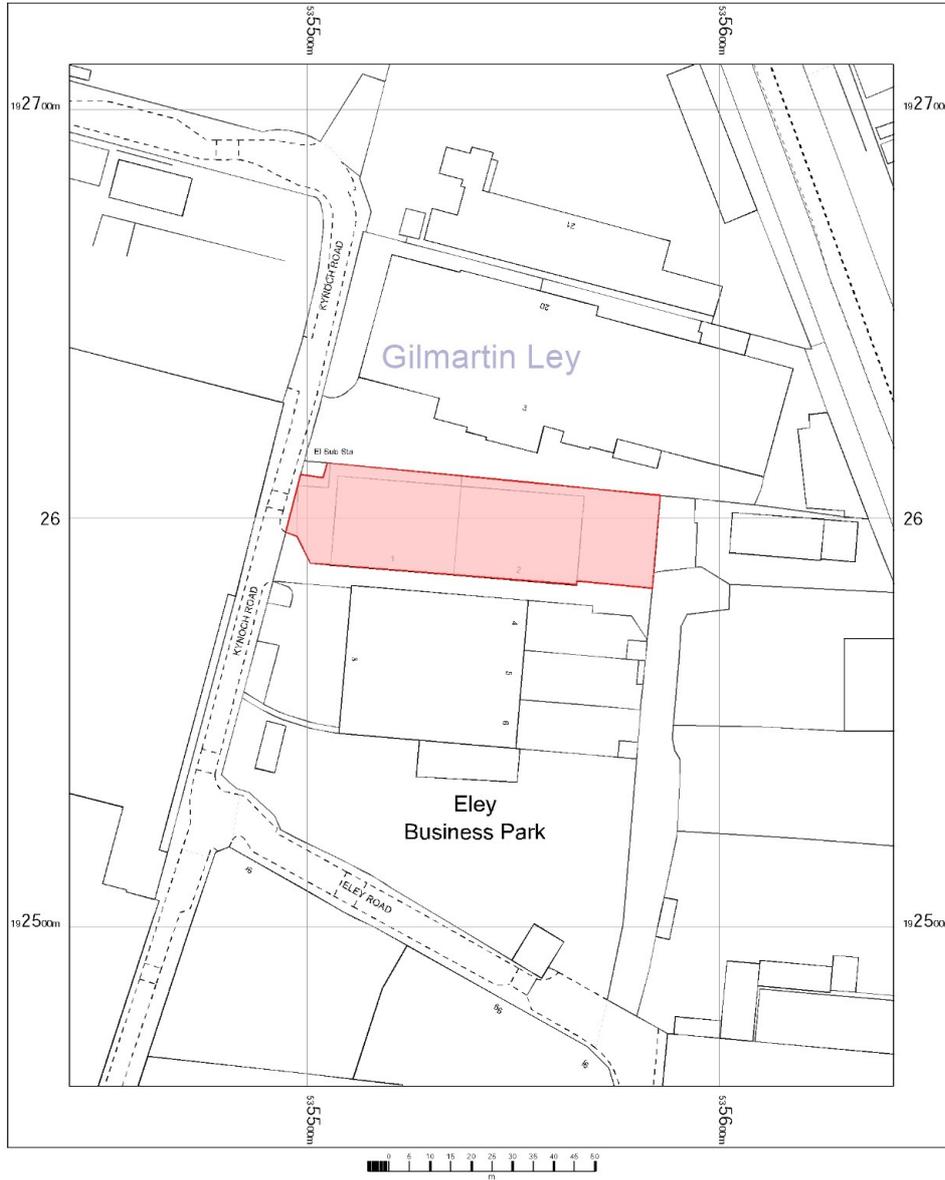


GILMARTIN LEY

Freehold Investment For Sale - Edmonton N18

Sale and leaseback - Rent: £375,000 pa

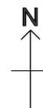
1&2 Eley Business Park, N18 3DB



OS MasterMap 1250/2500/10000 scale
 Friday, 6 February 2026, ID: CM-01262274
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 535542 E, 192586 N

©Crown Copyright Ordnance Survey, Licence no. AC0000849896



Map supplied by
 Centremaps Live



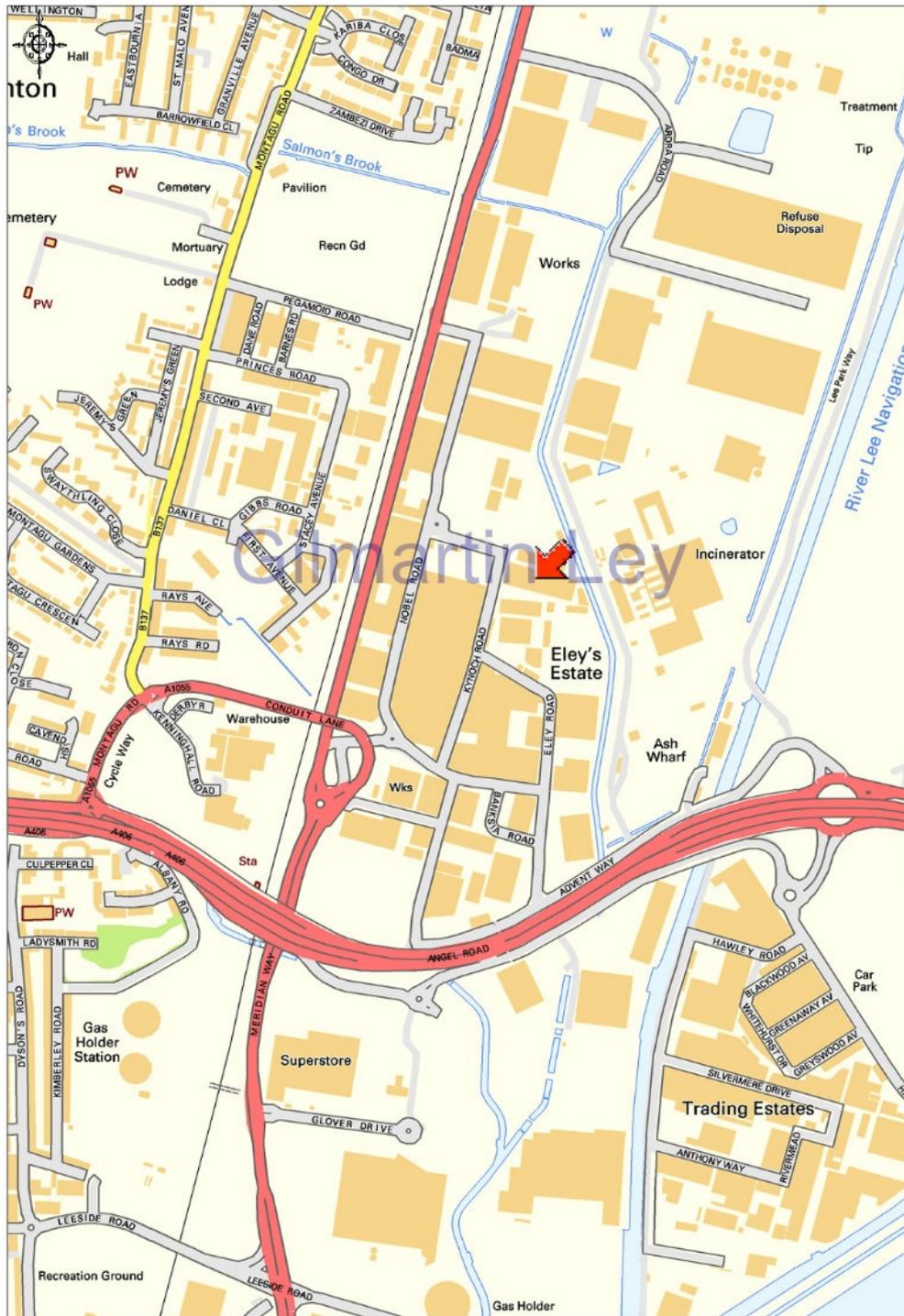


GILMARTIN LEY

Freehold Investment For Sale - Edmonton N18

Sale and leaseback - Rent: £375,000 pa

Units 1 and 2 Eley Business Park LONDON N18 3DB



© Crown Copyright 2010. All rights reserved. Licence number 100019121. Printed on 1/20/20

<https://www.gilmartinley.co.uk/properties/for-sale/investment/edmonton/london/n18/27542>

Our ref: 27542

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

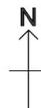
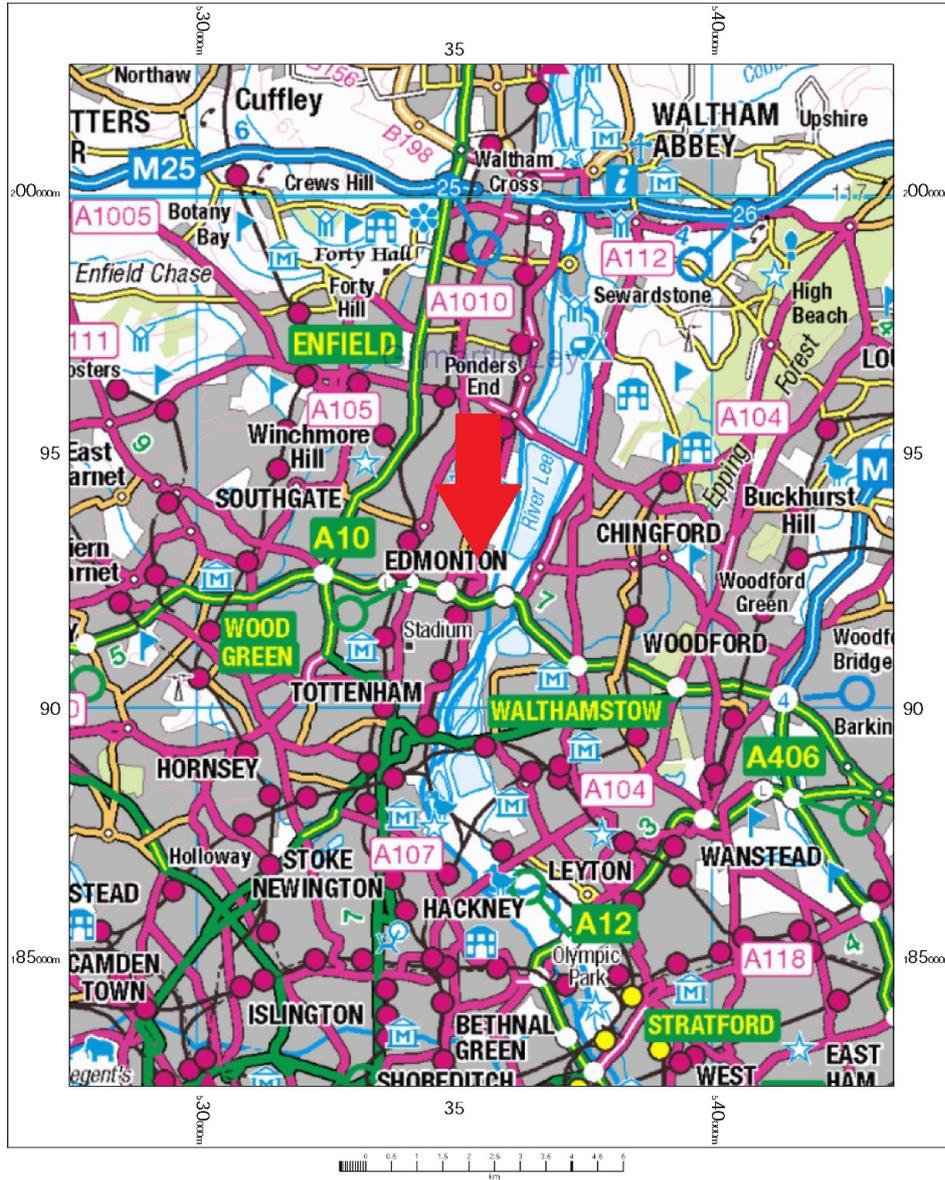


GILMARTIN LEY

Freehold Investment For Sale - Edmonton N18

Sale and leaseback - Rent: £375,000 pa

Units 1 and 2 Eley Business Park LONDON N18 3DB



Map supplied by
Centremaps Live

OS 250k scale raster
Tuesday, June 6, 2023, ID: CM-01107536
www.centremapslive.co.uk

1:100000 scale print at A4, Centre: 535534 E, 192591 N

Contains OS data © Crown copyright [and database right]



<https://www.gilmartinley.co.uk/properties/for-sale/investment/edmonton/london/n18/27542>

Our ref: 27542

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Investment For Sale - Edmonton N18

Sale and leaseback - Rent: £375,000 pa



<https://www.gilmartinley.co.uk/properties/for-sale/investment/edmonton/london/n18/27542>

Our ref: 27542

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Investment For Sale - Edmonton N18

Sale and leaseback - Rent: £375,000 pa



<https://www.gilmartinley.co.uk/properties/for-sale/investment/edmonton/london/n18/27542>

Our ref: 27542

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Investment For Sale - Edmonton N18

Sale and leaseback - Rent: £375,000 pa



<https://www.gilmartinley.co.uk/properties/for-sale/investment/edmonton/london/n18/27542>

Our ref: 27542

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Investment For Sale - Edmonton N18

Sale and leaseback - Rent: £375,000 pa





GILMARTIN LEY

Freehold Investment For Sale - Edmonton N18

Sale and leaseback - Rent: £375,000 pa



<https://www.gilmartinley.co.uk/properties/for-sale/investment/edmonton/london/n18/27542>

Our ref: 27542

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk