



GILMARTIN LEY

# Freehold Warehouse For Sale - Edmonton N18

Part vacant possession - of interest to owner occupiers and investors

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



## Price

Guide price £5,500,000 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. Units 1 & 2 currently intercommunicate but would be partitioned prior to completion.

Our client will consider proposals for the freehold interest subject to vacant possession of Unit 2 and subject to a new fully repairing and insuring lease to Forever Enterprises Limited in respect of Unit 1.

The lease on Unit 1 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 initial rent will be £180,000 pa and 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
- > Of interest to Owner occupiers and Investors
- > Freehold for sale with vacant possession of 50% and subject to a lease on the remainder for £180,000 pa.
- > Site area: 0.63 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/warehouses-b8/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

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## Property

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

Accommodation	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Unit 1	180,000	A new fully repairing and insuring lease to Forever Enterprises Limited is to be granted for a term of nine years, with rent reviews at three yearly intervals and a mutual break option at 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.	1,242.60	13,375	Ground and first floor warehouse space and secure private yard accessed via Kynoch Road
Unit 2	0	Vacant Possession	1,242.60	13,375	Ground and first floor warehouse space, first floor office accommodation and secure private yard from the estate road
<b>Total</b>	<b>180,000</b>				

## 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 vacant possession of Unit 2 and a new FRI lease on Unit 1 for £180,000 pa.

**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>  
Offer Requirements

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Floor Plan  
Energy Performance Certificate

**Last Updated:** 20 Sep 2023

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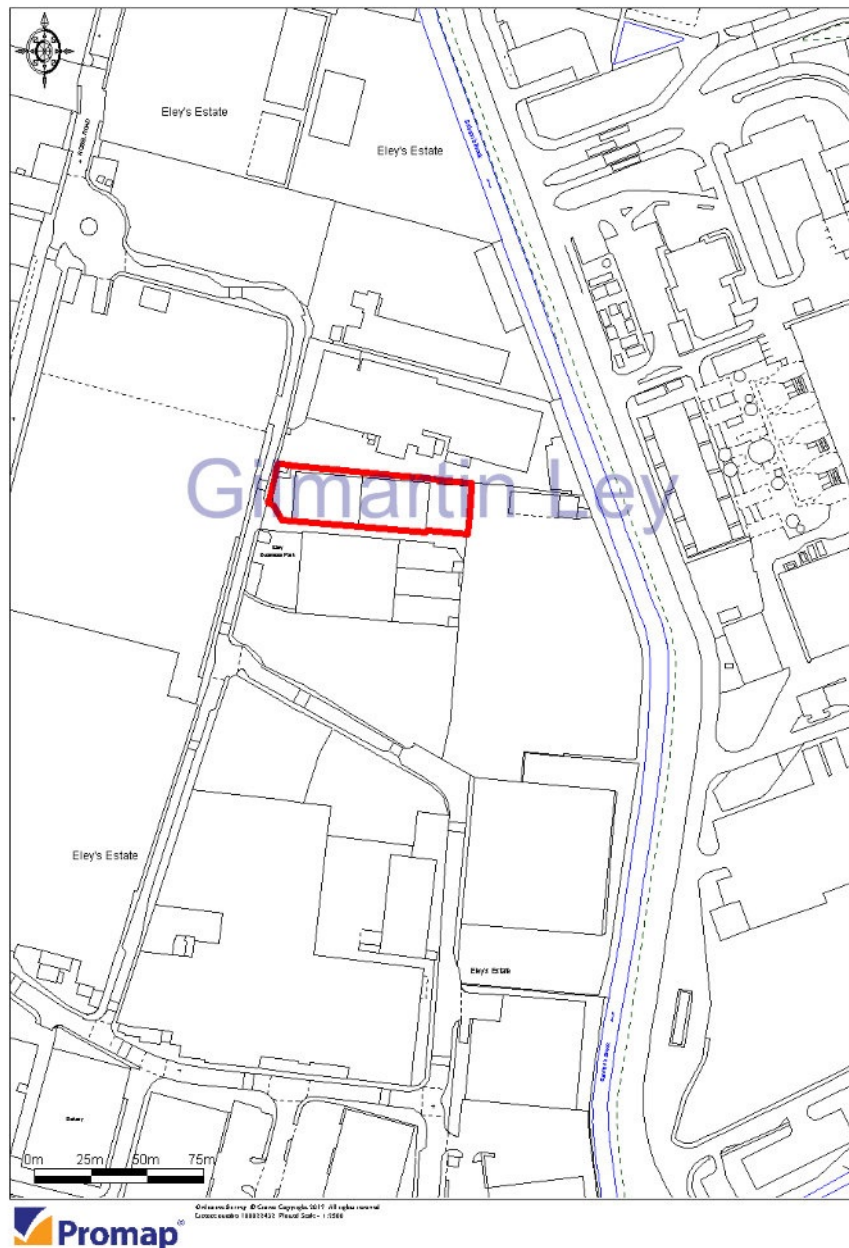


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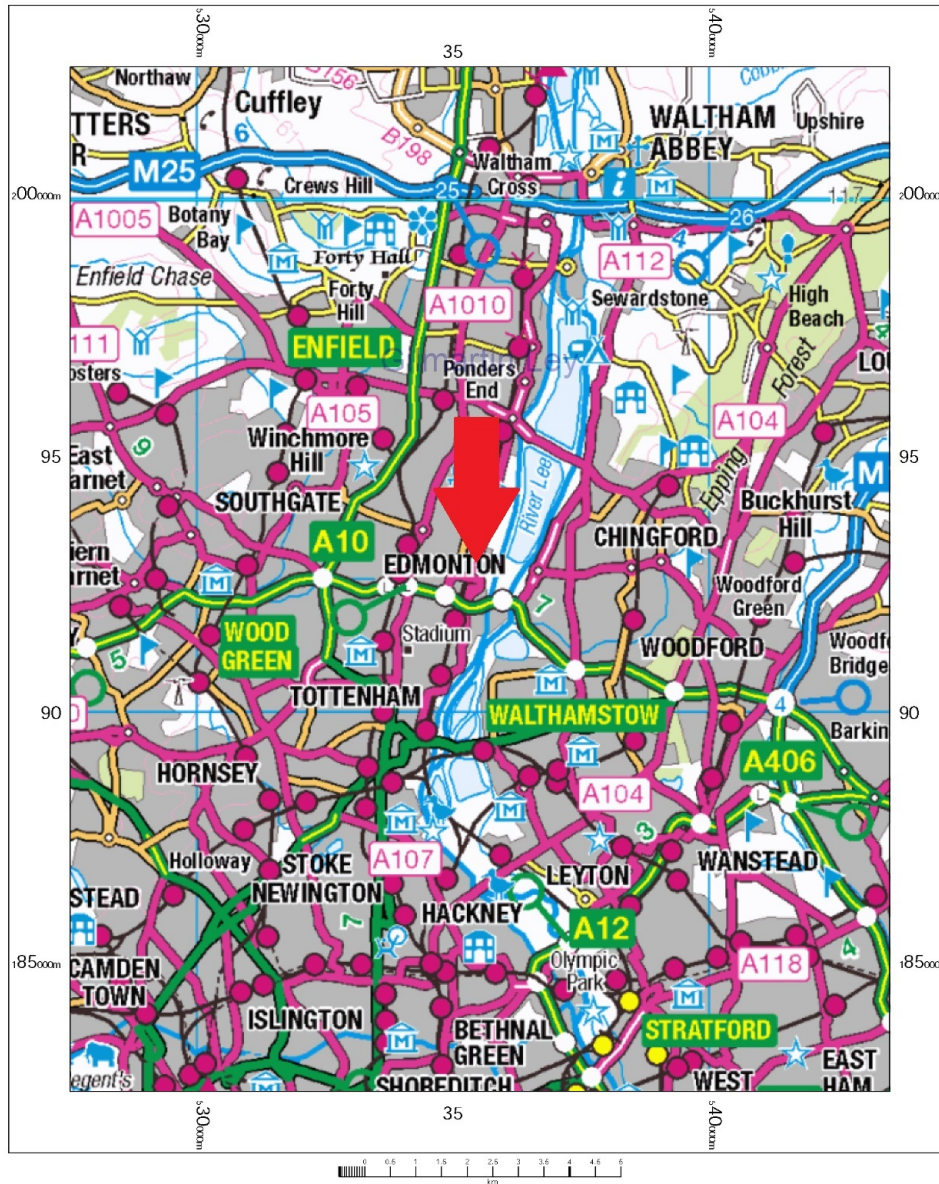


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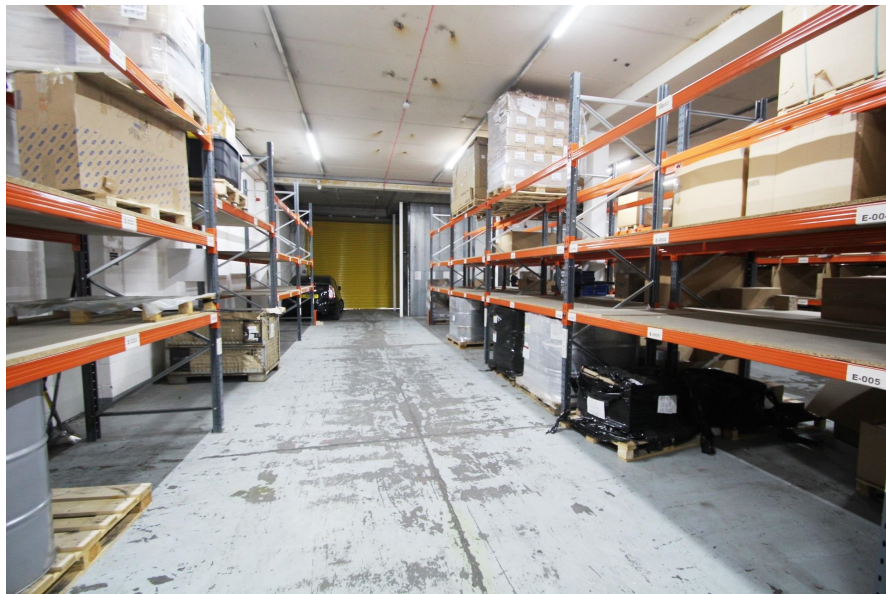




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