



Warehouse To Let - Edmonton N18

New lease on part or whole of the unit available

GILMARTIN LEY

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



Area

Gross Internal Area: 621 sq.m. (6,687 sq.ft.)
to 2,485 sq.m. (26,748 sq.ft.)

Rent

Rent on application

Property Description

Units 1 & 2 currently intercommunicate.

Our client would consider either:

(i) Letting the ground floor only of Unit 1 being 6,687 sq ft with a floor to ceiling height of 4.26 m (14 ft) and which has its own WC facilities and small yard fronting Kynoch Road with space to park 3 vehicles or

(ii) Letting the entire property Units 1 & 2 being 26,748 sq ft arranged 50/50 over ground and first floor levels and with the benefit of both large and small yards. The ceiling height at first floor level is 2.84 m (9 ft 4 in) at the lowest point, rising to a maximum of 3.66 m (12 ft).

It is our client's preference to let the Ground Floor of Unit 1 but consideration will be given to attractive proposals for lettings of the entire property - Please call us to discuss your specific property/space requirements.

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.

The entire property has a site area of 0.63 acres.

Key Considerations:

- > Highly desirable and strategic industrial location
- > A new lease available for part or the whole of the building
- > 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





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Letting options (part or whole)

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Accommodation	Area sq.m.	Area sq.ft.	Description and comments
OPTION 1: Ground floor Unit 1 plus secure yard	621.30	6,687	Ground floor warehouse space with a floor to ceiling height of 4.26 m (14 ft) accessed via Kynoch Road
OPTION 2: Units 1 & 2 with both secure yards	2,485	26,748	Ground and first floor warehouse space, first floor office accommodation and secure private yards / parking provision & loading access at each end of the property

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.

2023 Rateable Value £119000.00

Estimated Rates Payable £58667 per annum

Service Charge p.a. tbc

Premium nil

Terms A new effectively fully repairing and insuring lease is available 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: <https://www.gilmartinley.co.uk/properties/31275>
Offer Requirements
Energy Performance Certificate
Floor Plans

Last Updated: 08 Jun 2023

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Our ref: 31275

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

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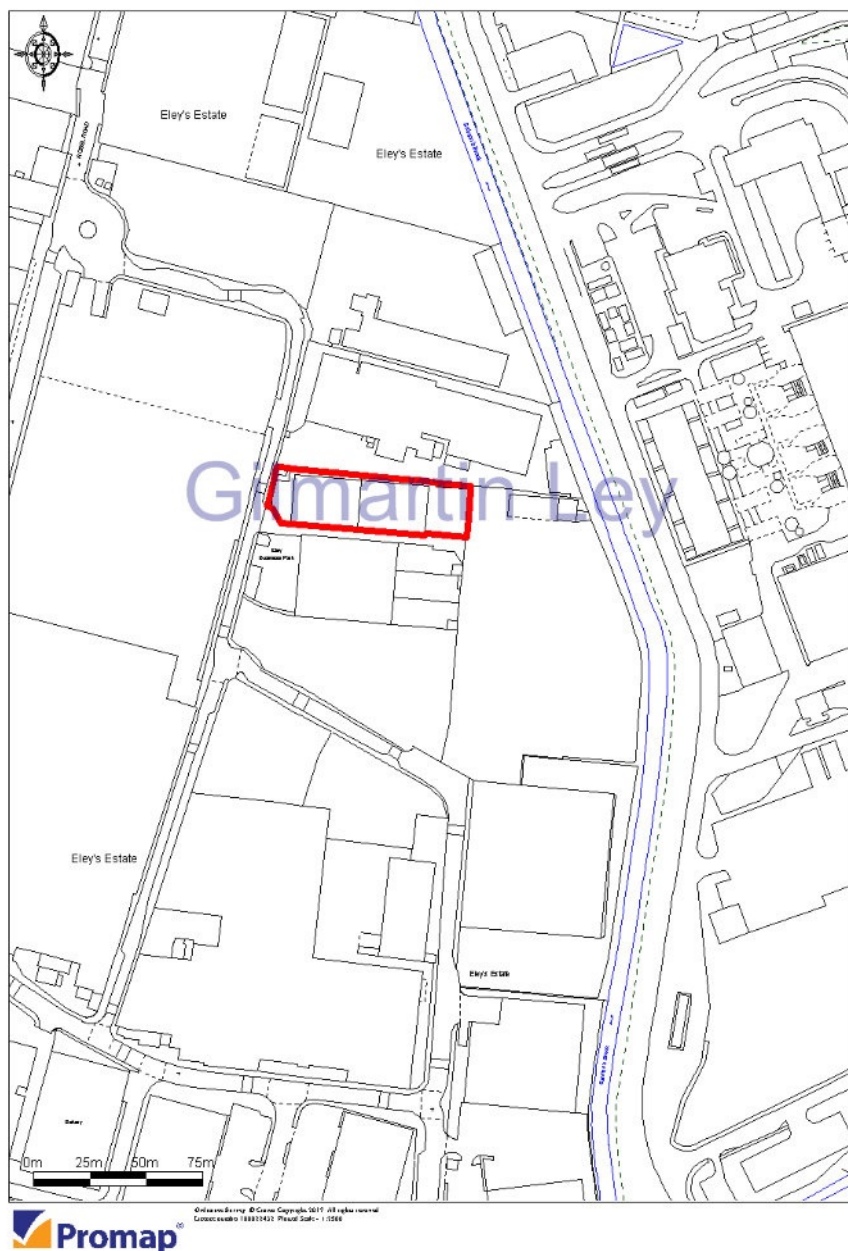


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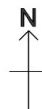
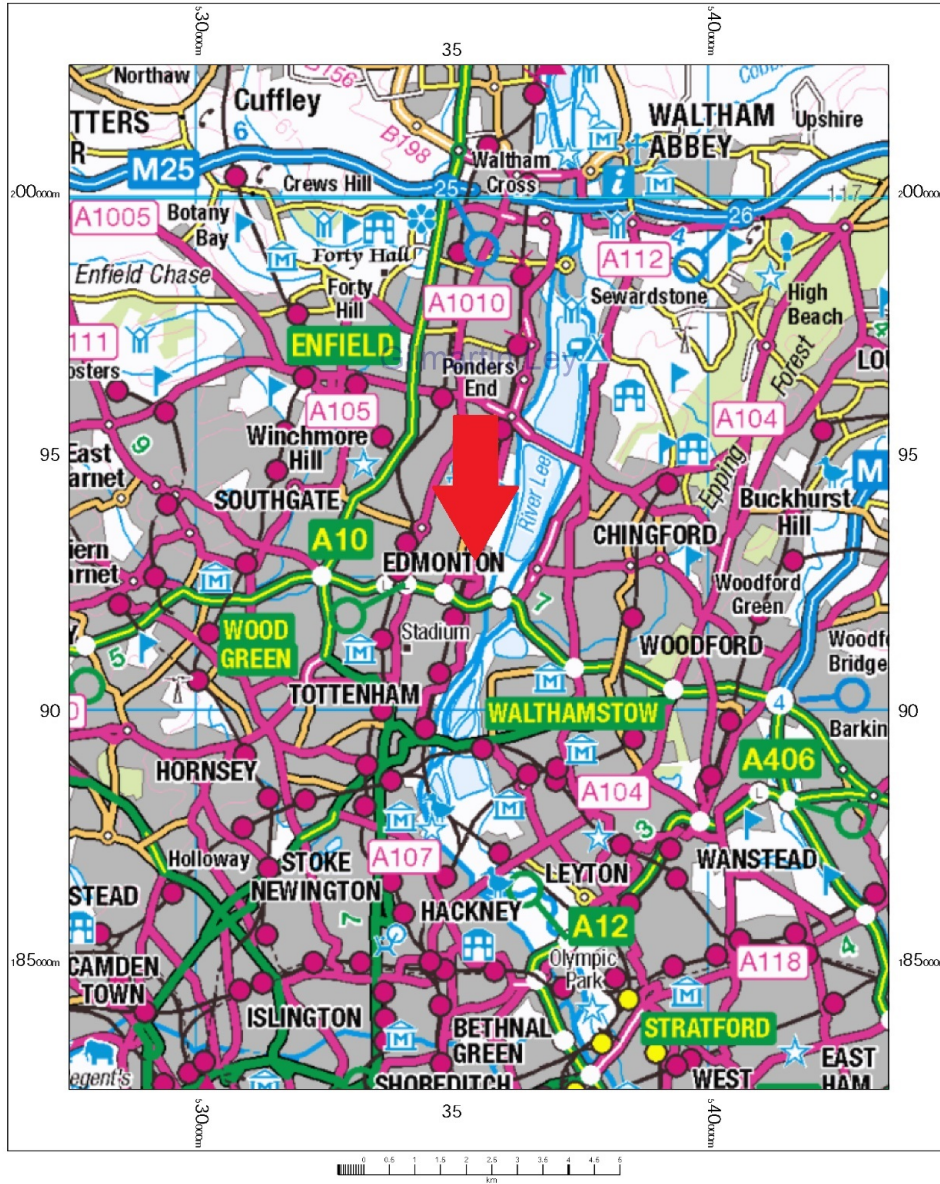


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