

Warehouse With Large Yard To Let

Unit 6 Noble Road
Edmonton
London N18 3BH

- In Good Condition
- Dedicated Car Parking
- 14,000 sq ft Secure Yard Included
- Would Suit a Variety of Businesses.
- 24 Hour Access
- 6 Metre Eaves Height
- Separate Offices









OB
PLANT & TRE
- LIMITED -



LOCATION

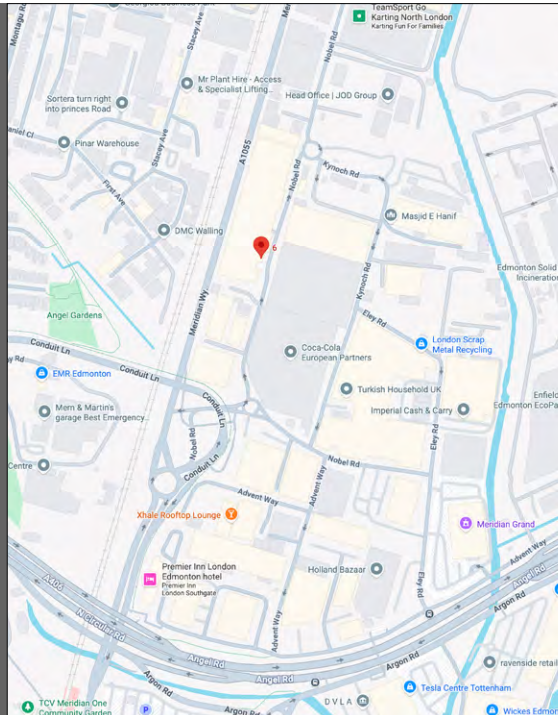
Eley Business Park is situated at the junction between Eley Road and Kynoch Road within the well-established Eley Industrial Estate in Edmonton, which forms part of the larger Lea Valley Industrial Area in the primary commercial area of the London Borough of Enfield.

Occupiers on the 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 Bullmoor Lane approx. 3.5 miles to the north. The M11 Motorway (Junction 4) is accessed via the North Circular Road (A406) approx. 3 miles to the east.

Angel Road Railway Station is within 5 mins walk and provides access into Liverpool Street, London. A 5 min journey from Angel Road train station will take you to Tottenham Hale Station with connections to the London Underground and Stansted Express.

London City Airport is approx. 8.5 miles.



DESCRIPTION

The building comprises a modern steel portal frame warehouse. The building fronts onto a substantial yard which is secured by automated steel entrance gates on a sliding track. The building has 3 loading doors with a 6 meter roller shutters below a 9-meter ceiling. The warehouse includes a caged off mezzanine and a separate pedestrian entrance to the offices.

BUSINESS RATES

The property is in an area administered by the London Borough of Enfield. The Rateable Value is £71,000 giving rise to a rates payable of approximately £34,000 per annum.

RENT

£175,000 per annum.

LEASE

A new Full Repairing and Insuring Lease is available for a term to be agreed.

EPC

Available upon request.

Floor Area

Ground Floor Warehouse	7260 sq ft	674.66 sq m
Offices	928 sq ft	86.24 sq m
Mezzanine	1323 sq ft	95.07 sq m
Yard	14,000 sq ft	1301.11 sq m

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VIEWING AND FURTHER INFORMATION



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