



Modern Industrial Warehouse TO LET

1,835 sq ft

**Unit 12, Watermill Business Centre, Edison Road,
Enfield, EN3 7XF**

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

The property is situated within the Watermill Business Centre in Edison Road at the junction with Millmarsh Lane off the A1055 Mollison Avenue 3 miles south of the M25 (junction 25) and 3 miles to the north of the A406 North Circular Road.

Brimsdown station is within walking distance and provides regular overland services to Liverpool Street via Tottenham Hale (Victoria Line).

Description

The unit forms part of the Watermill Business Centre a modern development of high quality light Industrial/warehouse buildings.

The building is a mid terrace warehouse of steel portal frame construction, with an integral office at first floor. The office is carpeted with suspended ceiling and recessed lighting.

Amenities

- Eaves 6.0m
- 2 WC's
- Fluorescent lighting
- 3 phase electricity
- Gas
- 2 parking spaces
- Up and over loading door
- Separate personnel entrance

Accommodation

The property has been measured in accordance with the 5th Edition of the RICS Code of Measurement on a gross external basis and has the following floor areas.

We have measured the building in accordance with the RICS code of measurement on a gross external basis and calculate the following area:

TOTAL 1,835 sq ft

Terms

The building is available on a new full repairing and insuring lease, for a term by negotiation.

Rent

£15 per sq ft per annum exclusive.

Service Charge

£0.73 per sq ft

Business Rates

TBA

Energy Performance Asset Rating

An EPC is being produced and will be available shortly.

Viewing/Further Information:

Strictly by appointment through sole agents:



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