



WATERMILL BUSINESS CENTRE

Edison Road, Enfield EN3 7XF



Refurbished Business/Warehouse Units

Available from

1,835 - 4,250 sq ft (170.47 - 394.83 sq m)

TO LET



WATERMILL BUSINESS CENTRE

Edison Road, Enfield EN3 7XF



Location

Watermill Business Centre is located on Edison Road at the junction with Millmarsh Lane off the A1055 Mollison Avenue, 2 miles south of the M25 (junction 25) and 3 miles to the north of the A406 North Circular Road.

Brimdsdown Station is within walking distance and provides regular over land services to Liverpool Street via Tottenham Hale (Victoria Line). This is therefore an excellent location from which to serve Greater London and the Home Counties with good access to the national motorway network, the A10 and the A406 North Circular Road.

Description

Watermill Business centre is a modern development of high quality warehouse and business units.

Specification

Warehouse Units

- Minimum eaves height 5.6m
- Refurbished
- First floor offices
- Male and Female WC's
- High bay lighting
- 3 phase electricity
- Gas
- Dedicated parking
- Electric loading door

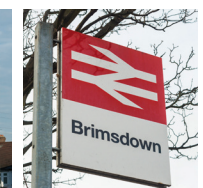
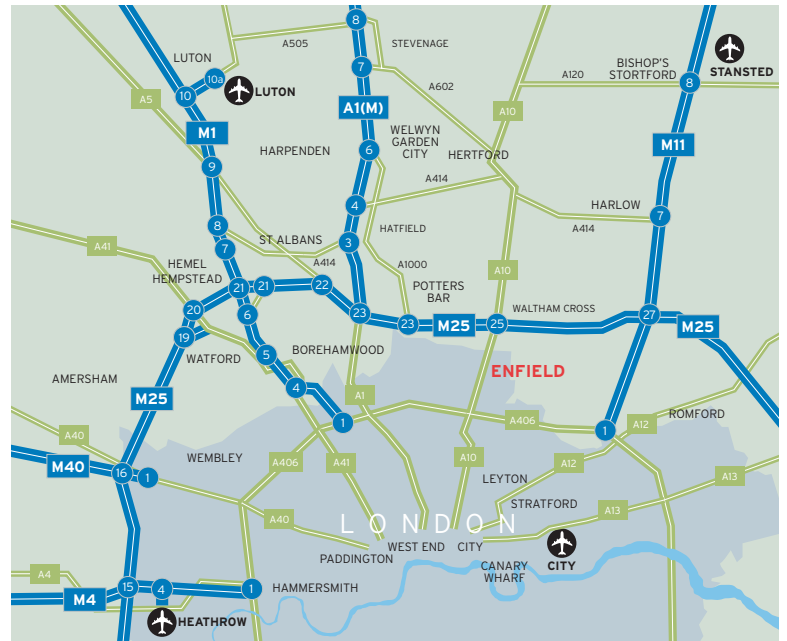
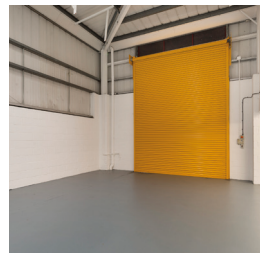
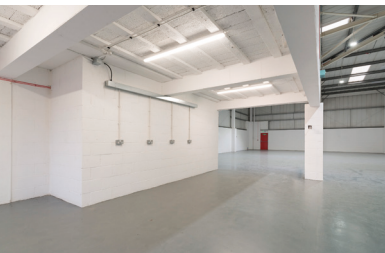
Business Units

- (Units 15/16)
- 50/50 unit
- First Floor offices
- Ground Floor storage/production
- Dedicated parking
- Loading door
- Minimum height 3.25m
- 3 phase electricity
- Gas

Accommodation

The units have the following approximate gross external GEA areas:

Unit 6	341.40 sq m	3,675 sq ft
Unit 10	318.65 sq m	3,430 sq ft
Unit 13	170.47 sq m	1,835 sq ft
Unit 15	394.83 sq m	4,250 sq ft
Unit 16	364.17 sq m	3,920 sq ft



Lease

The units are available on a full repairing and insuring lease for a term by negotiation.

Rent

On application.

EPC

EPC rating is available on request.

Viewing

Strictly by appointment through sole agents.

Cliff Bonnett
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