

TO LET

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WATERMILL
BUSINESS CENTRE
EDISON ROAD | ENFIELD EN3 7XF



First Floor Offices



3 Phase Electricity



Electric Roller Shutters

**WAREHOUSE
& BUSINESS
UNITS 3,365
& 4,250 sq ft**



SPECIFICATION



Minimum eaves height
5.6m to Unit 9



First floor offices
to Unit 18



Male and Female WC's



LED lighting



3 phase electricity



Dedicated parking



Electric roller shutter

DESCRIPTION

Watermill Business Centre is a modern development of high quality warehouse and business units. Unit 9 has been refurbished to provide ground floor warehouse space with first floor offices. Unit 18 is a 2 storey unit offering ground floor shell for storage/production and first floor offices.

A secure, concrete-surfaced yard, comprising 3,300 sq ft is available on its own or alongside a unit. It can be used for overflow parking or for storage.

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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.

Brimsdown 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.



DRIVING DISTANCES

Junction 24, M25	18 mins
Great Cambridge Road, A10	12 mins
Brimsdown Overground Station	4 mins
Junction 6, M11	30 mins
Enfield Town Centre	18 mins
Amazon Distribution Centre	4 mins
Beavertown Brewery	5 mins





amazon

dpd

makro

MATALAN

Warburton's

WATERMILL
BUSINESS CENTRE

GREGGS

GIST

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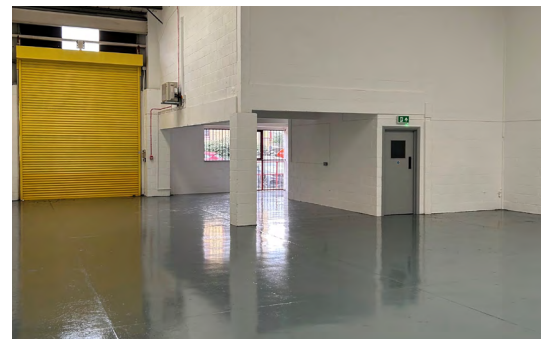
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ACCOMMODATION

The units have the following approximate gross external GEA areas:

UNIT 9	3,365 SQ FT	312.62 SQ M
UNIT 18	4,250 SQ FT	394.93 SQ M
SECURE YARD	3,300 SQ FT	306.58 SQ M



FURTHER INFORMATION

LEASE

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

RENT

On application.

EPC

Unit 9 : C Unit 12 : C

VIEWING

Strictly by appointment through sole agents.

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