



# EDMONTON TRADE PARK

ADVENT WAY EDMONTON N18 3AF



**TO LET | INDUSTRIAL / TRADE UNITS**  
**4,897 SQ FT TO 16,308 SQ FT**

[www.edmontontradepark.co.uk](http://www.edmontontradepark.co.uk)



## EDMONTON TRADE PARK

Edmonton Trade Park is situated on Advent Way, overlooking the A406 North Circular road equidistant between the Kenninghall and Chingford Junctions. The location is approximately 10 miles north of Central London (via the A10) and 4.5 miles south of J25, M25.

Edmonton Trade Park is an established trade location which is directly adjacent to the high profile Big Yellow Storage and opposite both Ikea and Tesco. Other occupiers within the trade park include Screwfix, Euro Car Parts and City Electrical Factor.

The units, which are refurbished, are of steel framed construction with profile cladding to the external elevations, under a profile clad roof with translucent roof lights.

The units have a minimum eaves height of approximately 6 metres from the underside, rising to 8 metres with a mono pitch roof. All the units have fully fitted offices at upper levels. The units can be taken individually or a combination of multiple units to suit requirements.



FULLY  
REFURBISHED



6.0m MINIMUM  
EAVES HEIGHT



WAREHOUSE  
LIGHTING



ELECTRIC ACCESS  
LOADING DOORS



OFFICES ON  
UPPER LEVEL



ON SITE  
CAR PARKING



ESTATE  
CCTV



ADJACENT TO  
NORTH CIRCULAR



| ACCOMMODATION | UNIT 7      | UNIT 8      | UNIT 9      |
|---------------|-------------|-------------|-------------|
| WAREHOUSE     | 3,746 SQ FT | 4,965 SQ FT | 3,627 SQ FT |
| OFFICES       | 1,335 SQ FT | 1,365 SQ FT | 1,270 SQ FT |
| TOTAL         | 5,081 SQ FT | 6,330 SQ FT | 4,897 SQ FT |

TERMS

The units are available by way of a new FRI lease for a term to be agreed.

RENT

Upon application

RATES PAYABLE

Unit 7: £25,499 per annum  
Unit 8: £30,976 per annum  
Unit 9: £24,701 per annum

The above figures are based on the UBR for 2020/21, interested parties are advised to check the above figures with the local authority.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

EPC

Unit 7 - D86, Unit 8 - D81, Unit 9 - D79

ESTATE CHARGE

There is an estate charge levied in relation to the communal areas which can be provided upon request.

VIEWING

Strictly through joint sole letting agents.





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