

SELF-CONTAINED INDUSTRIAL BUILDING**Unit 4D**

Nobel Road, London, N18 3BH

**Self-Contained First Floor Factory
Warehouse****With Own Loading Bay****To Let**

7,794 sq ft

(724.09 sq m)

- Own Loading Bay
- Fully Refurbished
- Electric Roller Shutter Loading Door
- Newly Insulated Roof Covering
- Male/Female WC's
- Kitchen Facilities

Summary

Available Size	7,794 sq ft
Rent	£69,000 per annum
Rates Payable	£12,974 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (98)

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 Bullsmoor 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

Comprises a self-contained industrial warehouse arranged on the first floor with direct loading access from its own self-contained loading bay. The first floor is mainly open plan with small self-contained office area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Loading Bay	603	56.02	Available
1st - Reception/Offices	651	60.48	Available
1st - Industrial/Warehouse	6,540	607.59	Available
Total	7,794	724.09	

Rent

£69,000.00 pax

Lease

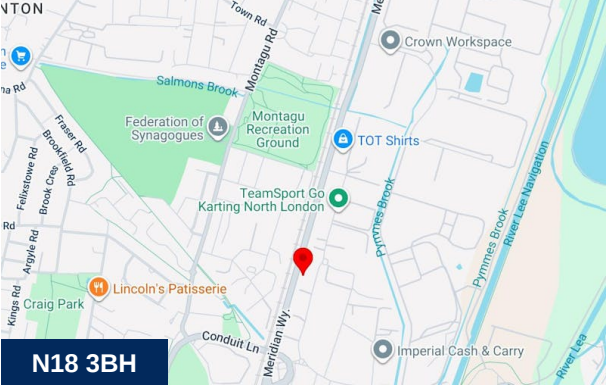
A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewing

Strictly by appointment through owner’s SOLE agents as above.



Viewing & Further Information



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