

**TO LET**  
**INDUSTRIAL/WAREHOUSE**  
**446.18 Sq M (4,802 Sq Ft)**



**UNIT 4 VALLEY LINK ESTATE**  
**MERIDIAN WAY**  
**ENFIELD EN3 4YN**

See important notice overleaf

**01438 816396**

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## UNIT 4 VALLEY LINK ESTATE MERIDIAN WAY ENFIELD EN3 4YN

### DESCRIPTION & SITUATION

The premises comprises a modern industrial/warehouse unit of concrete portal frame work with part facing brick and part profile sheet clad elevations. The unit provides offices at first floor level and additional mezzanine/production area at first floor level.

The Valley Link Estate is located on the east side of Meridian Way (A1055) just south of its junction with Lee Valley Road. Meridian Way forms part of the locally known North/South route and provides good access to the M25 (junction 25) to the north and the A406 North Circular Road to the south and Tottenham Hale. Ponders End main line station (Liverpool Street approximately 30 mins) is almost opposite the estate.

### FEATURES

- MAIN ROAD VISIBILITY
- 5.495 SQ M CLEAR HEIGHT TO SUSPENDED CEILING
- CONCERTINA LOADING DOOR 4.93 M HIGH X 3.835 WIDE
- LOADING DRIVEWAY
- PARKING FOR APPROXIMATELY 10 VEHICLES
- 3 PHASE POWER
- EXTENDED FIRST FLOOR STUDIO/OFFICES

### FLOOR AREAS

All dimensions and areas are approximate only

Ground floor industrial warehouse	400.16 sq m	4,307 sq ft
First floor offices	46.02 sq m	495 sq ft
<b>Total Gross Internal Area</b>	<b>446.18 sq m</b>	<b>4,802 sq ft</b>

### TERMS

Assignment of the existing lease expiring June 2012

### RENT

£42,000 per annum exclusive SUBJECT TO CONTRACT

### RATES

To be advised

### LEGAL COSTS

Both parties legal costs to be borne by the ingoing tenant

### VIEWING

Contact  
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Paul Quy or Ian Stewart  
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