

**FREEHOLD FOR SALE  
INDUSTRIAL/WAREHOUSE  
703.14 Sq M (7,568 Sq Ft)**



**UNIT 5F NOBEL ROAD  
ELEY INDUSTRIAL ESTATE  
EDMONTON N18 3BH**

See important notice overleaf

**020 8367 5511**

**bowyerbryce.co.uk** 96 Silver Street, Enfield EN1 3TW  
F: 020 8366 0818

**Also at:**

The Business & Technology Centre  
Bessemer Drive  
Stevenage, Herts SG1 2DX  
T: 01438 816396  
F: 01438 816396

50 Conduit Street  
London  
W1S 2YT  
T: 020 7734 4300  
F: 020 7734 4301

## UNIT 5F NOBEL ROAD ELEY INDUSTRIAL ESTATE EDMONTON N18 3BH

### DESCRIPTION & SITUATION

The premises comprise a single storey concrete framed industrial/warehouse unit, with 5 metre deep forecourt to front giving good loading/parking area. Internally the front eaves measure 3.60 metres, rising to 6.0 metres in the rear extension.

The long established Eley Estate is located off Meridian Way (A1055) (known locally as the North South route) with close proximity to North Circular Road to the south, the Great Cambridge Road (A10) and M25 (junction 25) to the north.

### FEATURES

- 3 PHASE POWER
- GAS SUPPLY FOR HEATING
- 24 HOUR SITE ACCESS
- SIGNAGE VIEWABLE FROM MERIDIAN WAY (A1055)
- 75.00 SQ M (807 SQ FT) PARKING/LOADING AREA TO FRONT
- ROLLER SHUTTER LOADING DOOR

### FLOOR AREAS

All dimensions and areas are approximate only

Front warehouse	553.44 sq m	5,957 sq ft
Incorporates office of 44.7 sq m (482 sq ft)		
Rear warehouse	149.70 sq m	1,611 sq ft
<b>Total Area</b>	<b>703.14 sq m</b>	<b>7,568 sq ft</b>

### TERMS

#### PRICE

£595,000 SUBJECT TO CONTRACT

#### SERVICE CHG

£1000.00 approximately

#### RATES

From verbal enquiry with London Borough of Enfield.  
Rateable value £30,750  
Rates payable 2009/10 £14,914

#### LEGAL COSTS

Both parties' reasonable legal costs are to be borne by the incoming tenant.

#### VIEWING

Contact Joint Sole Agents

BOWYER BRYCE

Ian Stewart

020 8370 2534

ian.stewart@bowyerbryce.co.uk

GILMARTIN LEY

Joe Salmon

020 8882 0111

Ref: 010061

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