

TO LET

INDUSTRIAL/WAREHOUSE UNIT Approx. 65,699 sq ft (6,103.63 sq m) on a site of 2.492 Acres



Hub Le Bas Eley Trading Estate Unit 35 Nobel Road Edmonton, N18 3DW

- Extensive Frontage to Meridian Way (A1055 North/South Route)
- Substantial Power 300 kVA
- Eaves to Underside of Roof 30ft (9.17m), Apex 38ft (11.7m), Height to Gantry 22ft (6.77m)
- 5 Ton Gantry System
- Separate Parking and Loading Areas

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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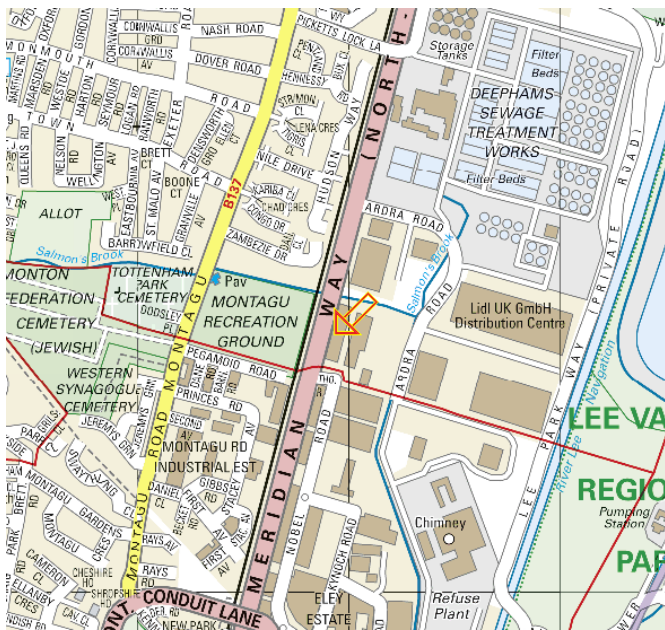
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Description

This detached property is of steel portal frame under a pitched corrugated asbestos roof with elevations in part brick and part corrugated asbestos sheeting. There is a 3 storey office section at the front of the property under a flat roof. Parking is to the front with loading on the east side and rear north elevations. There is a small rear workshop currently used for storage purposes.

Location

Located on the west side of Meridian Way (A1055 North/South Route) at the northern most section of Eley Industrial Estate corner of Nobel Road/Thornton Road which provides ease of access to the A406 North Circular Road a few hundred yards to the south and the M25 Junction 25 9.8 miles to the north of the property.



Energy Performance Certificate (EPC)

Rating: C67

The full EPC and recommendation report can be viewed and downloaded from our website.

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Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
Main Warehouse	55,878	5,191.23
3 Floors Offices	7,476	694.54
Rear Workshop	2,345	217.85
Total	65,699	6,103.63

Additional mezzanine space of 500 sq. ft. and first floor works office of 1,279 sq. ft. also available.

Terms

The property is held on a full repairing & insuring lease for a term expiring 23rd June 2021.

Rent

£420,000 pa exclusive (£6.39 per sq. ft.pax)
All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable value 2019/2020 £342,500
Rates payable £172,620

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce.

Property Ref: 013822

Contact



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