

NEWLY REFURBISHED



EDMONTON
TRADE PARK
ADVENT WAY EDMONTON N18 3AF



TO LET | INDUSTRIAL / TRADE UNITS

2,881 - 5,081 SQ FT

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 Tesco. Other occupiers within the trade park include Screwfix, Euro Car Parts, Howdens Joinery and City Electrical Factor.

The units 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.



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6.0m MINIMUM
EAVES HEIGHT



ENERGY EFFICIENT
LED LIGHTING



ELECTRIC ACCESS
LOADING DOORS



OFFICES ON
UPPER LEVEL



ON SITE
CAR PARKING



ESTATE
CCTV



ADJACENT TO
NORTH CIRCULAR



ACCOMMODATION	UNIT 4	UNIT 7
WAREHOUSE	2,054 SQ FT	3,746 SQ FT
FIRST FLOOR OFFICE	827 SQ FT	1,335 SQ FT
TOTAL	2,881 SQ FT	5,081 SQ FT

TERMS
The unit is available by way of a new FRI lease for a term to be agreed.

RENT
Upon application

RATEABLE VALUE
Unit 4: £38,000
Unit 7: £75,000

The above have been obtained from VOA. Interested parties are advised to check the above figures with 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 4 - B47.
Unit 7 - To be reassessed.

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.





Joe Skinner
JSkinner@lsh.co.uk
0773 997 3929

Ella Moore-Hemsley
EMoore-Hemsley@lsh.co.uk
07858 372 370



Chris Wade
chris.wade@strettons.co.uk
07816 505 718

Harry Robins
harry.robins@strettons.co.uk
07866 075 899

www.edmontontradepark.co.uk

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