

Lea Valley Trading Estate
Edmonton
London,
N18 3QW

FOR SALE

FREEHOLD
INDUSTRIAL UNIT

Asking price
£4,500,000

The property is located within
Lea Valley Trading Estate in
Edmonton close to the North
Circular Road (A406). Angel
Road Railway Station is also
close by.



Edmonton



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Industrial unit arranged as follows:

Ground floor (unit 1a): 8,138 sq. ft. (756 sq. m.)

First floor (unit 1a): 8,176 sq. ft. (759.53 sq. m.)

Total: 16,314 sq. ft. (1,515.62 sq. m.)

Measured on a Gross Internal basis

Price

Asking price £4,500,000

Tenure

Freehold

Rates

Please refer to the Local Authority for more information on rates

EPC

Available upon request

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Strictly via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



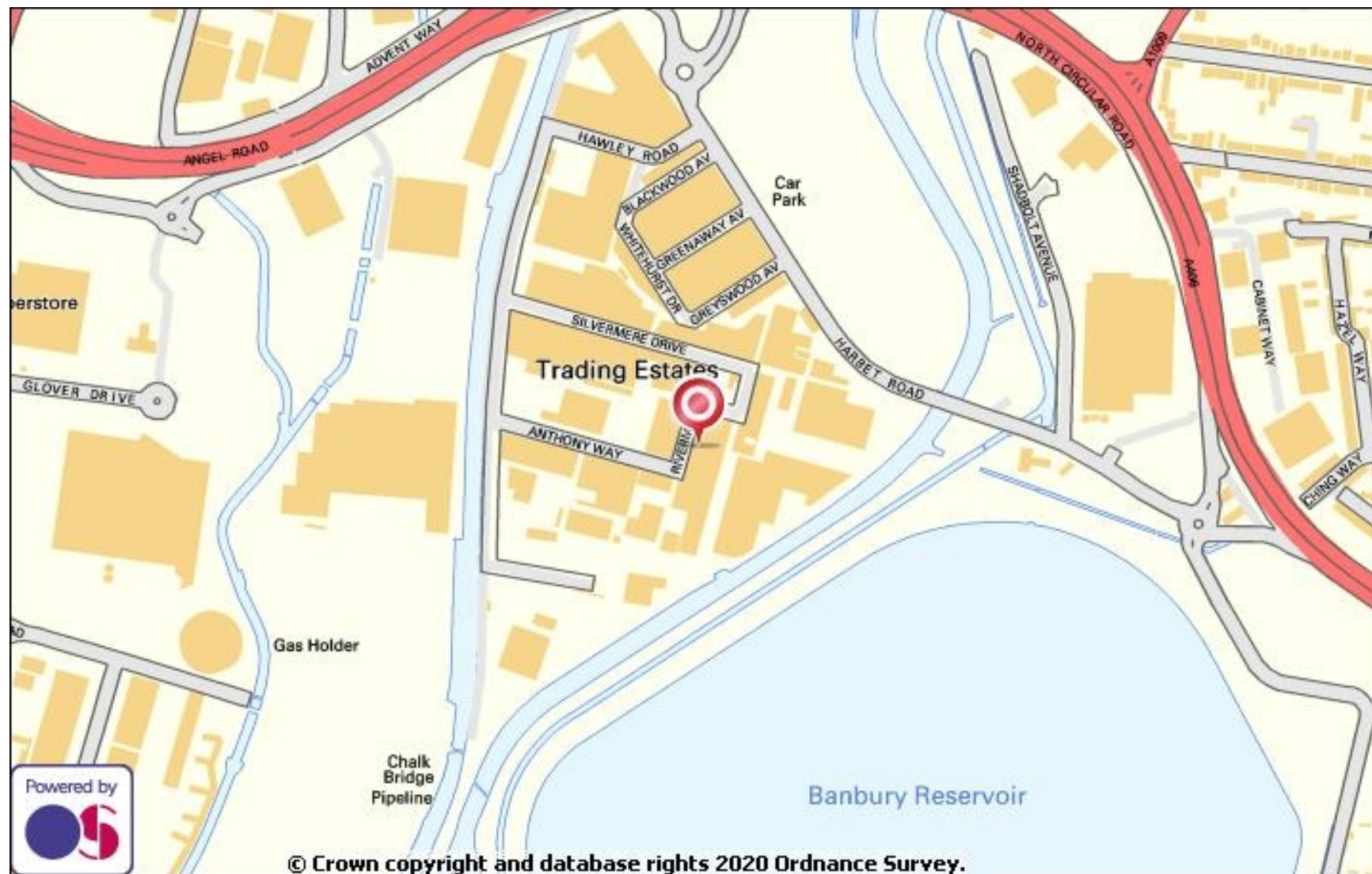
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