

**5 ANTHONY WAY, MERIDIAN WATER, EDMONTON
LONDON, N18 3QT**

5,420 sq ft (503.5 sq m) plus yard 1,650 sq ft (153.29 sq m).

To Let – Storage Use -Short term letting



LOCATION

5 Anthony Way is on the Stonehill Industrial Estate forming part of Enfield Councils £6bn Meridian Water regeneration project www.meridianwater.co.uk in Edmonton.

Meridian Water sits at the southern edge of Enfield, near Tottenham Hale and Blackhorse Lane, both major regeneration areas with diverse business clusters.

The site has excellent road networks bounded by the North Circular Road (A406), A10 and M11, along with the new Meridian Water Train Station. Close to Tesco's it is situated just to the south of the new Troubadour/Meridian Water Film studios.

The property is south of the North Circular, exit at Cook's Ferry roundabout, take the Harbet Road exit, turn right on Hawley Road going past The Troubadour Film Studio and along Towpath Road to Anthony Way.

Anthony Way abuts the Lea Navigation towpath, a commuter and leisure cycling route running north to south between Hertfordshire and Bow Creek in east London.



Postcode N18 3QT

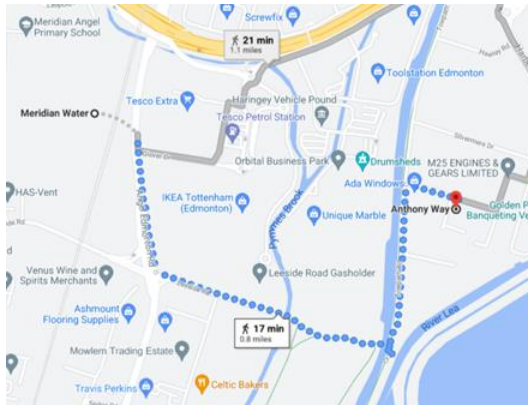
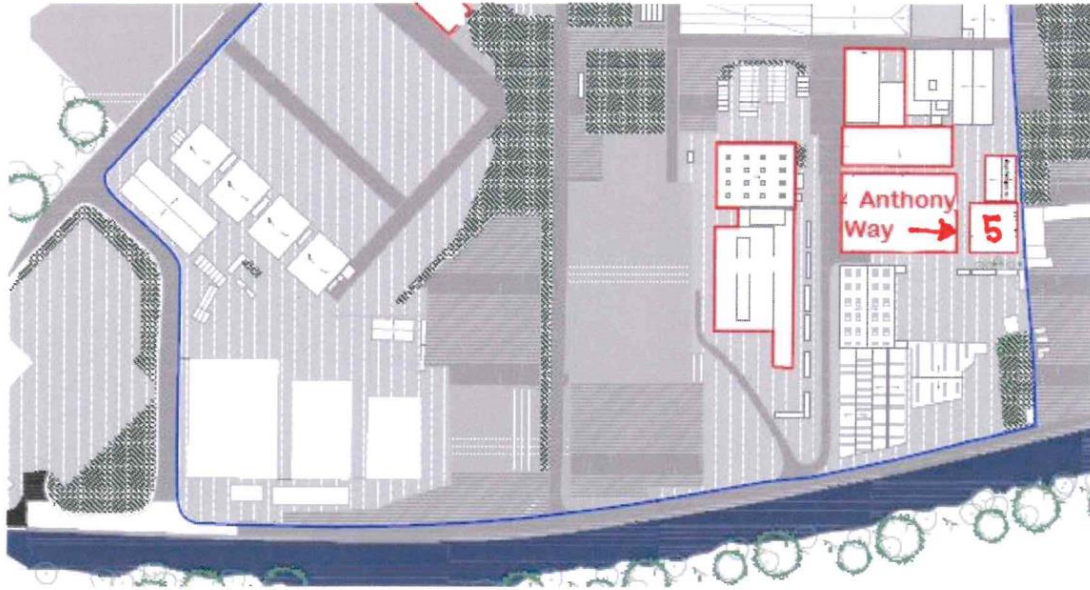
For more information visit eddisons.com
T: 020 3205 0200

Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

Unit 5 is situated behind unit 4



Walking route to the new Meridian Water railway station.

Travel time from Meridian Water to:

Tottenham Hale 5 minutes

Stratford 15 minutes

Stansted 31 minutes

Source tfl journey planner

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Troubadour Film studios



LEA Navigation Towpath

5 Anthony Way was occupied by a car repair workshop who have vacated.

The premise is still full of the previous business car parts and machinery which will need to be cleared by the new tenants and the costs reflected in the transaction.

Description 5 Anthony Way

The property has a single storey brick-built structure fronting the side road off Anthony Way.

A steel portal frame warehouse with a profiled asbestos roof used as workshops and store.

This unit has a roller shutter entrance from the side and a yard at the front

The unit has a triple pitch with north facing roof lights

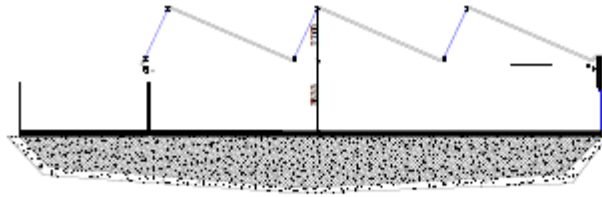
Total building area	approx. 5,420 sq. ft. (503.5 sq m) GIA
Side yard	approx. 1,650 sq ft (153,29 sq m)

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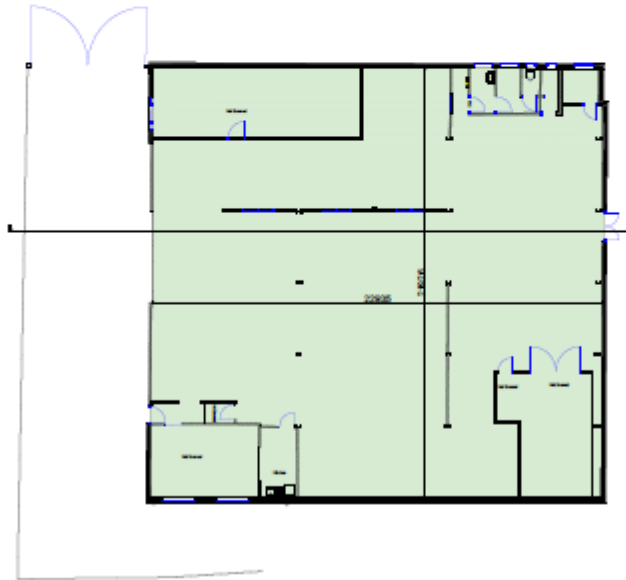
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Section 1



Ground



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PLANNING

The property is in the LB Enfield and we are advised has existing B2/B8 use.

The property is to be let for storage purposes only.

TERMS

The property is available as an entire on new lease for a period of up to 4 years.

The lease to include a mutual break on 1st November 2027 and at anytime thereafter on 6 months' notice

The lease to be held outside security of tenure and compensation provisions of the Landlord & Tenant act.

RENT

Offers of more than £12 per sq ft per annum exclusive.

BUSINESS RATES

Rateable values	Rateable Value	Estimated payable
From April 2023-24	£37,250	£18,587.75

Tenants must contact Enfield Council Direct to verify the above figures and whether any transitional relief applies. Enfield business rates 020 8379 4766

ESTATE CHARGE

Approx £2 per sq ft per annum

VAT

The property is elected for VAT to be charged in addition.

BIDS

Interested parties are invited to provide their bids with details of the proposed use, employment potential and interaction with the community and Meridian water project. The council will evaluate all proposals.

My clients' instructions, in its capacity as landlord, is to advise interested parties that they will not be obligated to proceed with a proposed letting if the offer is not acceptable either in terms of rental offer or proposed use.

TIMING

The property is immediately available in the existing condition.

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LEGAL COSTS

The tenant to pay £1,200 plus VAT as a contribution to the landlords' legal costs.

AML

In accordance with Anti-Money Laundering Regulation, we shall require additional information from the tenants for controlling parties/shareholders for online verification purposes.

Further information and appointments to inspect.

Mark Belsham
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