

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

**11,182 sq ft (1,038.83 sq m) B2/B8 Unit  
Front area A.**

**To Let – Flexible lease terms**



## LOCATION

4 Anthony Way is on the Stonehill Industrial Estate forming part of Enfield Councils £6bn Meridian Water regeneration project [www.meridianwater.co.uk](http://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 and Ikea 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.



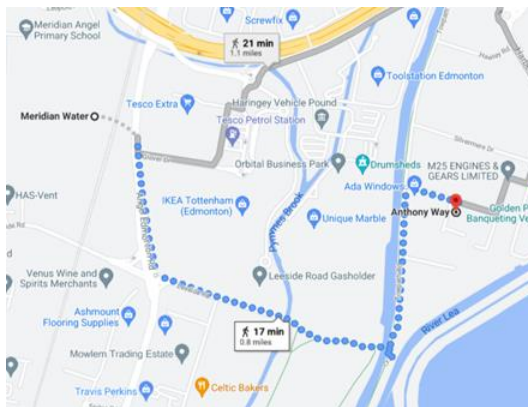
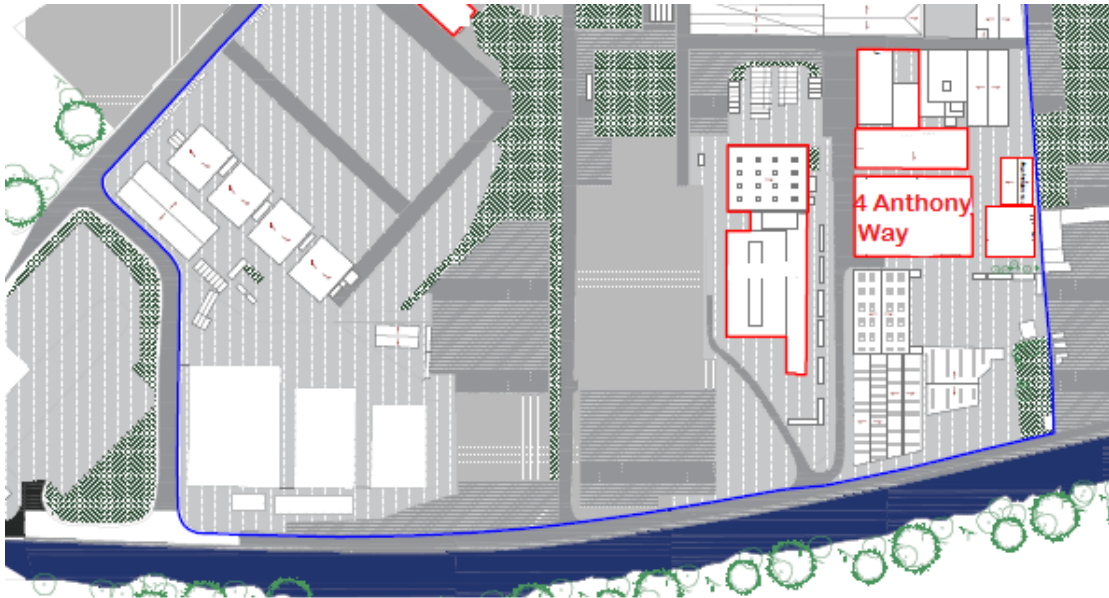
Postcode N18 3QT

For more information visit [eddisons.com](http://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



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

For more information visit [eddisons.com](http://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



**Troubadour Film studios**



**LEA Navigation Towpath**

## **Building Bloqs**

4 Anthony Way was occupied by Building Bloqs who have relocated across the road to a larger building, to continue to accommodate makers and creative/manufacturing businesses in a purpose built, fully equipped facility.

The new Building Bloqs space has animated the canal side further with a cafe and event space.

### Description                      4 Anthony Way

**Front Building Area A approx. 11,182 sq ft (1,038.83 sq m)**

The property has a single storey brick-built structure fronting Anthony Way which provides the reception, former café, and offices.

Immediately behind is a steel portal frame warehouse with a profiled metal roof used as workshops and store.

This unit has a roller shutter entrance from the side.

This area has 3m height to underside of beams and 5.8m height to the underside of the ceiling.

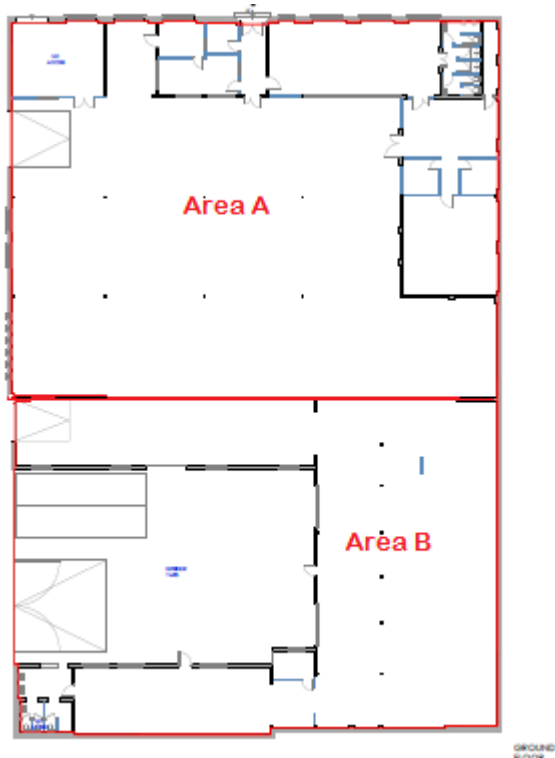
Front forecourt car parking can be allocated.

For more information visit [eddisons.com](http://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



**Area A only available, area B let to Bloqs.**

### Amenities

**Side access**

**Prominent building**

**3 Phase electricity**

**Front door to Anthony Way**

**Former kitchen/café**

**Roller shutter delivery**

**Extra parking on Towpath Road.**

**Energy Performance Certificate E 105. Further information available on application.**

For more information visit [eddisons.com](http://eddisons.com)  
T: 020 3205 0200

**Eddisons**

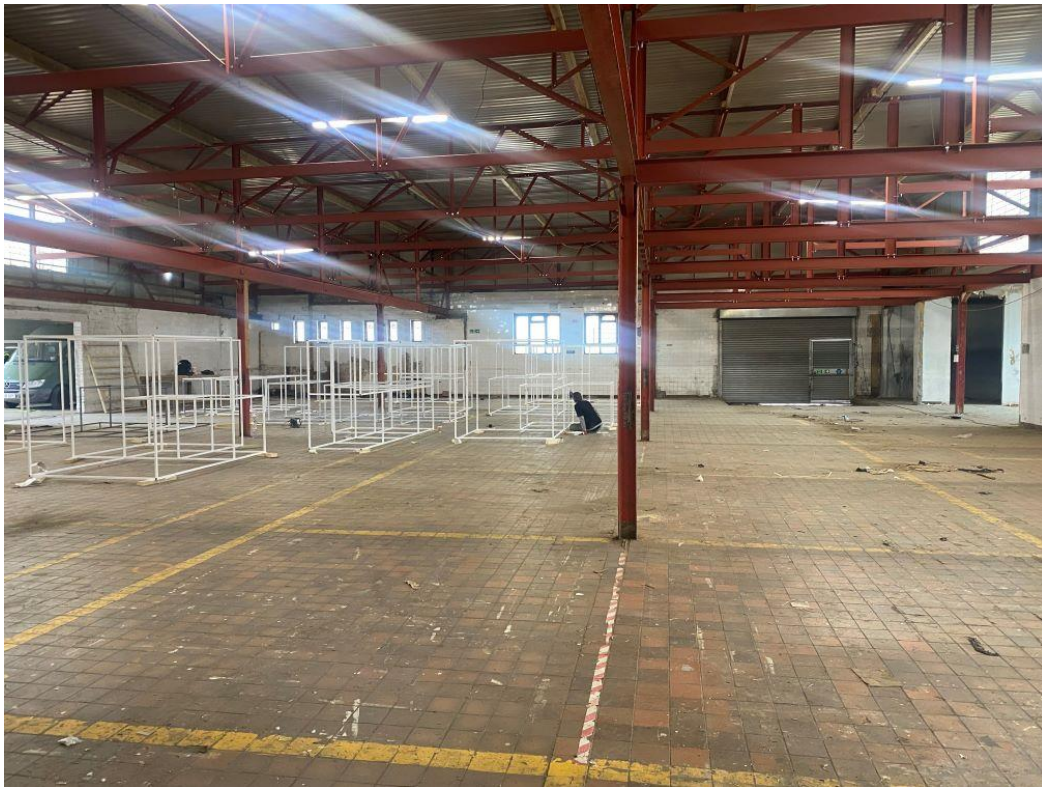
Subject to contract and exclusive of VAT if applicable

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



**Area A when in use**



For more information visit [eddisons.com](http://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



**Area A Textile workshop/studio when in use**

For more information visit [eddisons.com](http://eddisons.com)  
T: 020 3205 0200

**Eddisons**

Subject to contract and exclusive of VAT if applicable

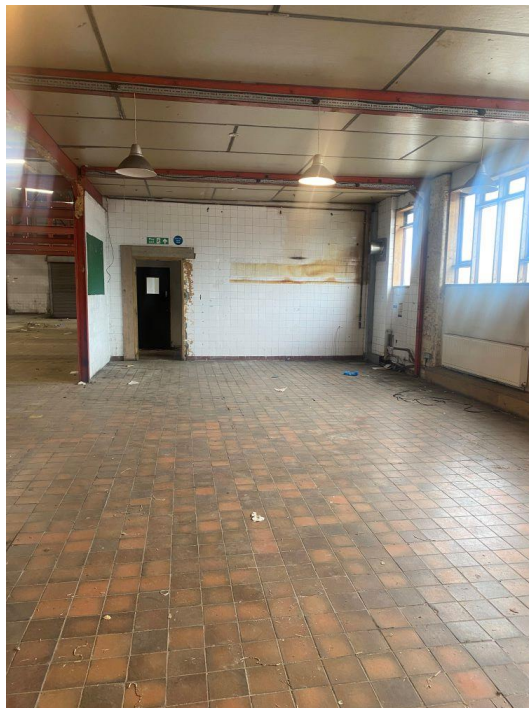
Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, 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



Area A former Building Bloqs Café when in use



Textile vacant now



Café vacant no

For more information visit [eddisons.com](http://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



## PLANNING

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

The property is in a “Strategic Industrial Location” (SIL) where industrial uses are protected.

The property may suit other meanwhile and studio users subject to planning permission.

## TERMS

The property is available on new FRI lease for a period of 7 years with upward only review at the expiry of the 5<sup>th</sup> year.

The lease to include mutual break clauses at 1<sup>st</sup> 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

£15 per sq ft per annum exclusive ie £168,000 per annum plus VAT

## BUSINESS RATES

Located in LB Enfield:

Description	Rateable Value	Estimated payable 2024-25
Unit 4 Gnd Flr Fnt Centuar House N18 3HR	£60,000	£30,720 Transitional relief may apply

Tenants must contact Enfield Council Direct to verify the above figures.  
Enfield business rates 020 8379 4766

## ESTATE CHARGE

Budget £2 per sq ft

## VAT

VAT will be levied in addition on rent and service charge

## LEGAL COSTS

The tenant to pay £1,200 plus VAT as a contribution to the Landlords illegal costs.

For more information visit [eddisons.com](http://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

## **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.

Bids must set out information on the following as a minimum:

- 1) Name of tenant, use and supporting financial and trading information.
- 2) Details of rental offer and other terms proposed..

*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 subject to completion of legal formalities.

## **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.**

Max Taylor-Smith  
**AND LONDON**

Mobile 07765 251016  
Direct 020 8054 0418  
Email [max@andlondon.net](mailto:max@andlondon.net)

Mark Belsham  
**EDDISONS**

Mobile 07973 372 698  
Email [mark.belsham@eddisons.com](mailto:mark.belsham@eddisons.com)

For more information visit [eddisons.com](http://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