

020 3205 0200

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COMMERCIAL LAND - TO LET

**Eddisons**



**SITE 4 PHOENIX WHARF, STONE HILL BUSINESS PARK, TOWPATH ROAD,  
LONDON, N18 3QX**

**Rent: £4.50 per sq ft pax**

**Size: 50,000 sq ft ( 1.15 acres)**

- Secure Site
- Close North Circular
- Estate security patrols
- Short lease

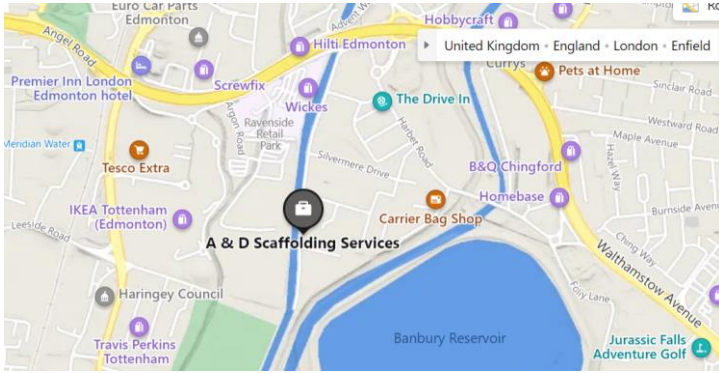


## LOCATION

The site has excellent road networks bounded by the North Circular Road (A406), A10 and M11, along with the new Meridian Water Train Station being close by.

Close to Tesco's and Building Bloqs, it is situated just to the south of the 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 its end and adjacent to the Arriva Bus depot.



## DESCRIPTION

A site that is made up of concrete and hardcore which is overgrown and will need preparation.

Approx 50,000 sq ft (1.15 acres)

*The East section of the site has overhead power lines and will be excluded from the demise. The tenant must abide by Guidance Notes GS6 from HSE "Avoiding danger from overhead power lines". Copies available on request.*

*Part of the site is used by Bloqs to store 4 containers on licence to 18<sup>th</sup> August 2024.*

## SERVICES

Power, water and waste, subject to survey and connection. The tenant to be responsible for connections.

## PLANNING

B8 storage use

## RENT

£4.50 per sq ft pax plus annual increase in line with the retail price index. Minimum 1% and maximum 5%.

## VAT

Will be charged in addition

## LEASE TERMS

A new lease for 7 years subject to landlord break at 1<sup>st</sup> November 2027 and anytime thereafter on 6 months notice. The lease to be held outside security of tenure and compensation provisions of the Landlord & Tenant Act.

## TIMING

Immediate on completion of landlords and legal formalities

## RATES

All interested parties to make their own enquiries to LB Enfield. Enfield business rates 020 8379 4766

## ESTATE CHARGE

A charge of £0.50 per sq ft per annum subject to annual increase in line with RPI

## LEGAL COSTS

The tenant to contribute £1,200 plus Vat towards the landlords costs

## EPC

Not applicable

## AML

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

## INSPECTIONS AND FURTHER INFORMATION

Mark Belsham

## EDDISONS

Mobile 07973 372 698

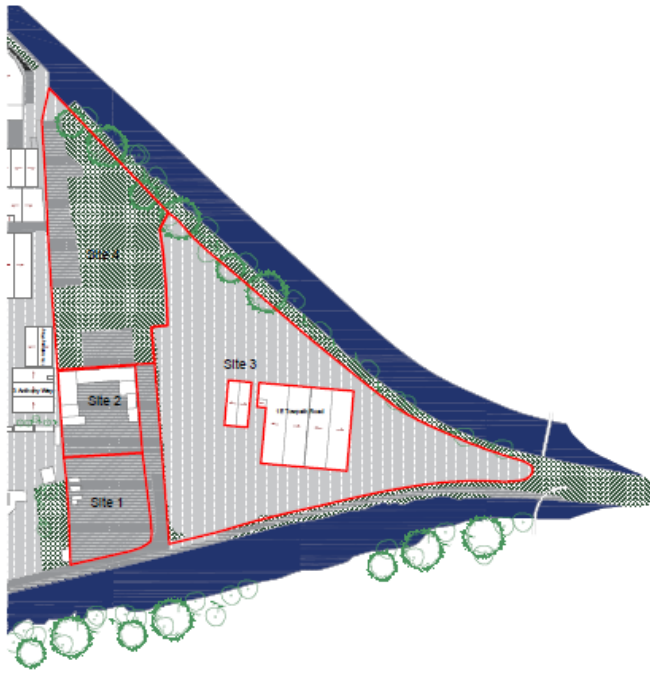
Email [mark.belsham@eddisons.com](mailto:mark.belsham@eddisons.com)

For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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