

020 3205 0200

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INDUSTRIAL-WAREHOUSE - TO LET

Eddisons



11 ANTHONY WAY STONEHILL ESTATE LONDON N18 3QT

Rent: £15 PER SQ FT PAX

Size: 10,786 sq ft 1,004.28 (sq m)

- Clear warehouse space
- Refurbished 1st floor offices
- New lease available
- Just off North Circular (A406)

LOCATION

11 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.

DESCRIPTION

A purpose built warehouse/Industrial unit offering clear rectangular space with a 6.2m eaves height and 6.9m to top of pitched roof. Roller shutter access to front and rear.

The 1st floor offices and kitchenette have direct access from Anthony Way and have recently been refurbished to a high standard.

There is parking for 3 cars on the forecourt and further spaces at the rear.

ACCOMMODATION

1 st floor offices approx.	657 sq ft
Gnd floor warehouse approx.	10,129 sq ft
Total approx.	10,786 sq ft

TERMS

A new lease for 7 years with a 5 year review and mutual breakeven clause anytime on or after 1st November 2027 on 6 months notice. The lease to be held outside the security of tenure and compensation provisions of the Landlord & Tenant Act.

RENT

£15 per sq ft per annum exclusive, £161,490 per annum exclusive

RATES

RV £59,500

Estimated payable £31,073.28 for 2023-24

Interested parties 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.

TIMING

Immediate on completion of legal formalities

VAT

Charged in addition

LEGAL COSTS

The tenant to pay £1,200 + Vat as a contribution to the Landlords legal costs.

EPC D

PLANNING B2/B8

AML

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

VIEWING

Further information and inspections are available via the landlords' sole agents Eddisons **(020) 3205 0200**

Mark Belsham (07973) 372698

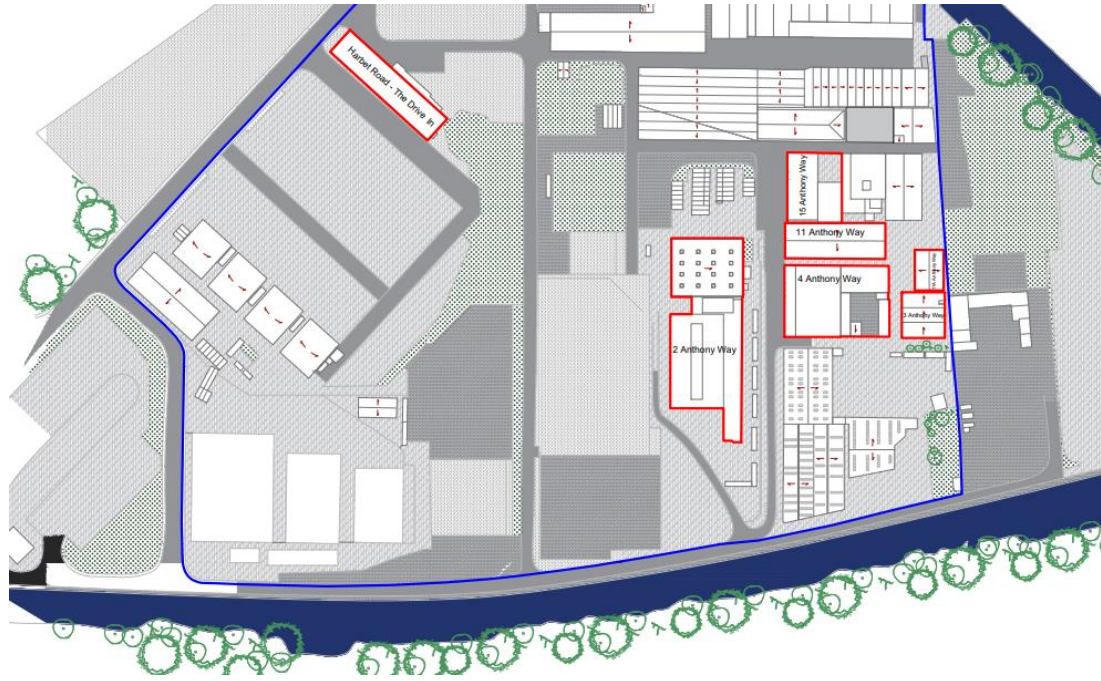
mark.belsham@eddisons.com

For more information, visit 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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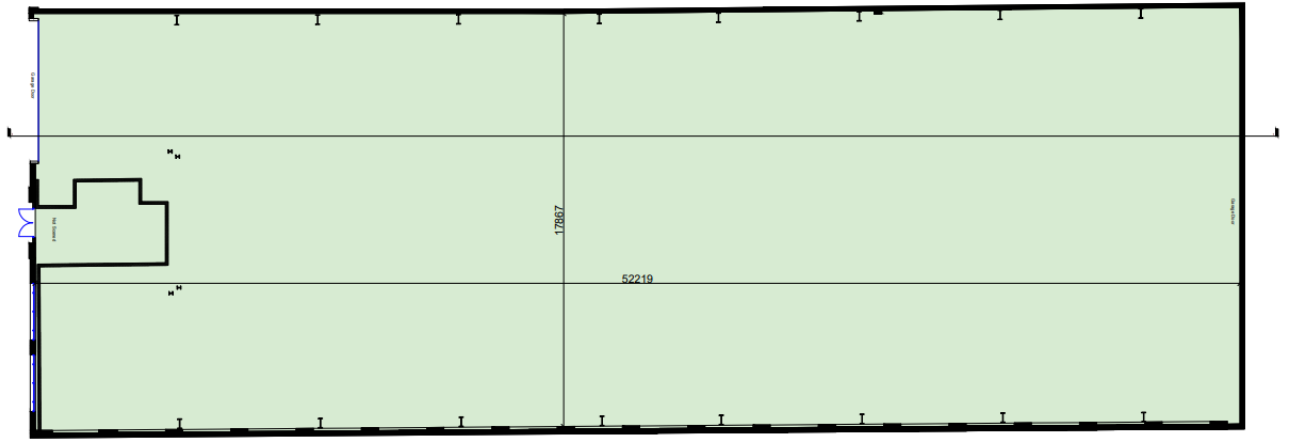


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Ground

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