

REFURBISHED

UNIT 3

ADVENT BUSINESS PARK

ADVENT WAY, EDMONTON N18 3AL

SEGRO.com/advent_business_park



3

TO LET
6,259 sq ft
(582 sq m)

GLENNY
020 8167 8334
020 7611 1111

TO LET

6,259 SQ FT (582 SQ M)

SEGRO



A prominently positioned and secure estate of 15 industrial units with fully-fitted offices.

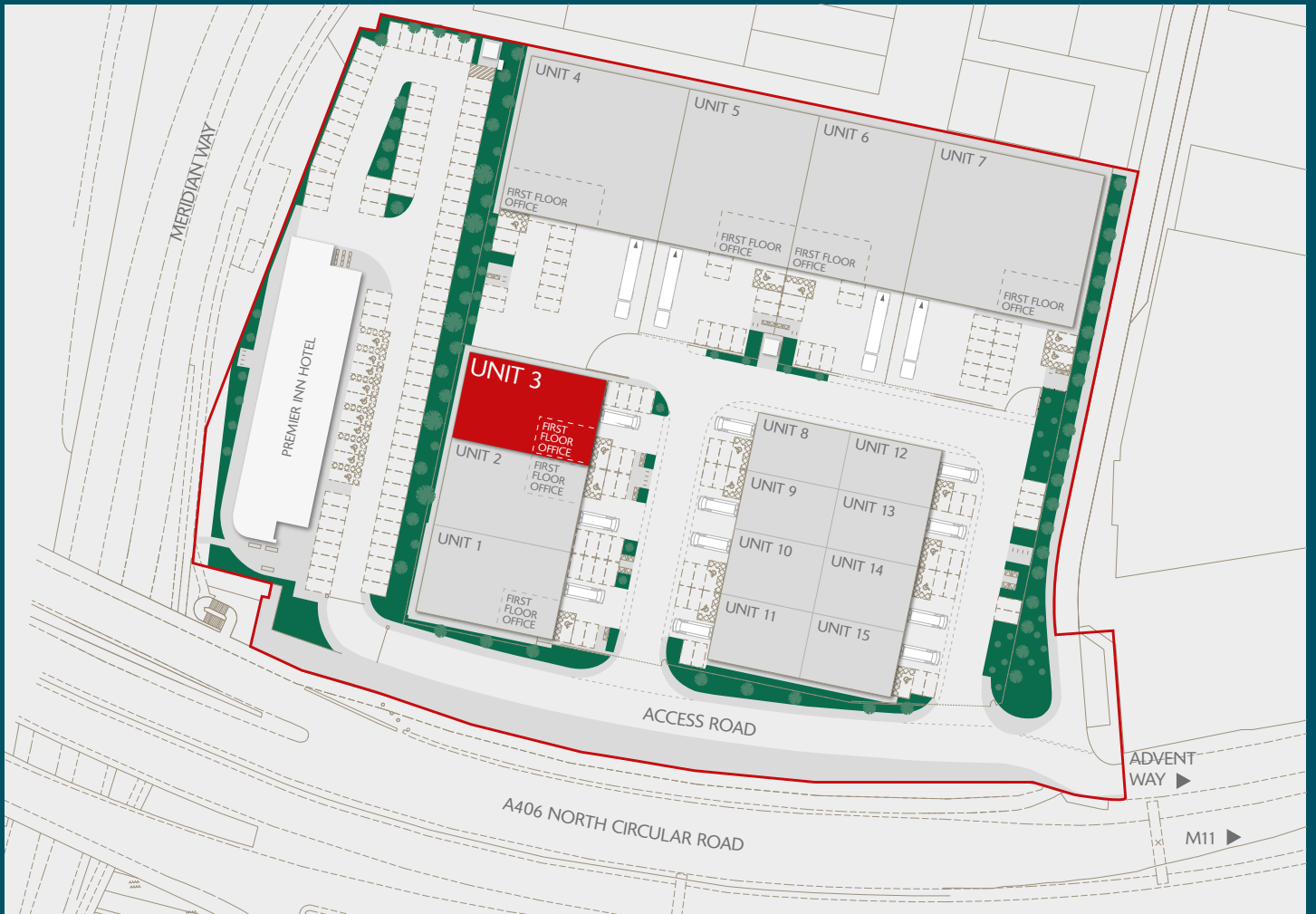
ADVENT BUSINESS PARK OCCUPIERS INCLUDE:



SPECIFICATION



- Suitable for warehouse, production and trade counter use
- Fully-fitted offices including kitchenette, comfort cooling, suspended ceiling, lighting, carpeting and perimeter trunking
- 3 separate WCs
- Steel portal frame construction
- 1 electrically operated loading door
- 18.5m yard depth
- 8.2m minimum eaves height
- 40kN/m² floor loading
- LED lighting
- 15% roof lights
- 7 allocated parking spaces
- Security – including estate gates and CCTV
- Local amenities at the on-site Premier Inn
- EPC rating: A – 16



ACCOMMODATION



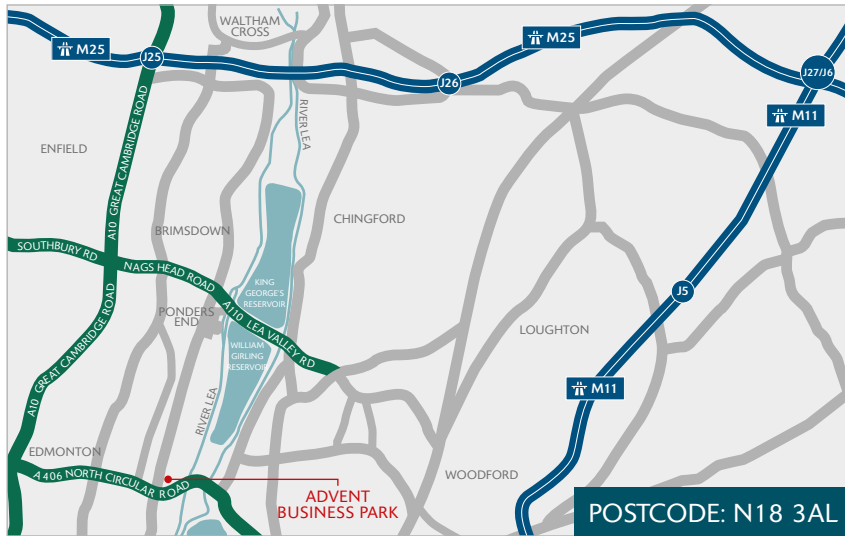
Unit	Warehouse		First Floor Offices		Car Parking Spaces	Total	
	sq ft	sq m	sq ft	sq m		sq ft	sq m
Unit 1	EDMUNDSON ELECTRICAL LTD					6,364	591
Unit 2	IPC INFORMATION SYSTEMS LTD					6,263	582
Unit 3	5,262	489	997	93	7	6,259	582
Unit 4	CROWN PAINTS LTD					12,605	1,171
Unit 5	DIMARK LTD					10,270	954
Unit 6	FAIVELEY TRANSPORT BIRKENHEAD LTD					9,384	872
Unit 7	THE SOHO SANDWICH COMPANY					13,028	1,211
Unit 8	CROWN PAINTS LTD					2,371	220
Unit 9	PPG ARCHITECTURAL COATINGS UK LTD					2,383	221
Unit 10	NICHOLLS & CLARKE LTD					2,680	249
Unit 11	NICHOLLS & CLARKE LTD					2,668	248
Unit 12	KESWICK FLOORING LTD					2,370	220
Unit 13	HILTI LTD					2,382	221
Unit 14	NICHOLLS & CLARKE LTD					2,679	249
Unit 15	NICHOLLS & CLARKE LTD					2,666	248
Grand Total						84,372	7,838

All areas are approximate and measured on a Gross External basis.

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DRIVING DISTANCES

LOCATION	MILES
A406	0.1
Edmonton Town Centre	1.5
A10	2.6
M11, Junction 4	4.4
M25, Junction 25	6.4
Central London	9.6
M4, Junction 1	16.9
Stansted Airport	29

Source: Google Maps

AMENITIES & TRANSPORT

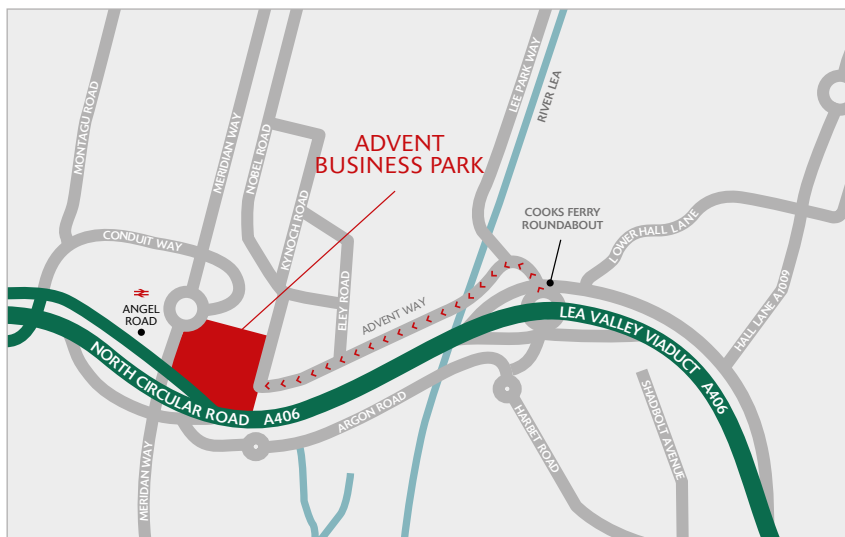
LOCATION	MILES
Angel Road Station	0.4
Tottenham Hale Underground Station (Victoria Line)	2.3

Source: Google Maps

TRAVEL TIMES

FROM ANGEL ROAD STATION	TIME
Tottenham Hale Underground Station (Victoria Line)	5 MINS
London Liverpool Street	21 MINS
Cambridge Station	1 HR 14 MINS

Source: The Trainline



The unit is available on a new head lease with full terms upon application.
For more information please contact the joint agents:



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ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages 7 million square metres of space (75 million square feet) valued at £11 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in eight other European countries.

See SEGRO.com for further information.