

FOR SALE



1a Towpath Road and 3 Anthony Way, Stonehill Business Park, London N18 3QT

44,050 SqFt (4,092 SqM)

£7.5 million + VAT if applicable

Industrial Unit/s For Sale

- Dual aspect office
- Self-contained yard
- Parking
- Direct level and dock loading

Location

Directly situated off of the North Circular Road (A406) at the junction with Advent Way / Cooks Ferry roundabout. Meridian Water Overground railway station (Greater Anglia / Stanstead Express) is 1 mile from the property and Tottenham Hale is 2.6 miles to the south (over ground and underground - Victoria line). The A13 (Becton roundabout) is circa 8 miles to the east, the M1 is circa 10 miles to west. Situated on the Stonehill business Park, known more recently as Enfield Councils £6 bn Meridian Water regeneration scheme meridainwater.co.uk.

Drumsheds, (the former Edmonton Ikea building) is 500 m to the west, and Troubadour Meridian Water Studios are 250m directly in front of the building. Works are underway on the local infrastructure / roadways which will provide new access across the estate.

Description

The property is made up of two buildings with internal covered access on ground and first floor. The original building known as 3 Anthony Way is two storey with a further mezzanine second floor. The second, completed in circa 2012 is a modern portal frame warehouse over two levels with internal dock loading (x2) as well as level loading. Benefits include a dual aspect office at first floor level with balcony overlooking the river lee Navigation canal. It also benefits from a self- contained yard of circa 5,000 Sq ft. Parking is provided to the front of Unit 3, as well as direct level and dock loading. The buildings have been used for garment processing and currently have the associated conveyor / racking systems in place.

Price

Offers in the region of £7.5 million + VAT if applicable

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £ TBC

Interested parties are advised to contact the relevant Local Authority.

EPC

On application

Accommodation

- First floor dual aspect office with balcony
- Self – contained yard to the rear
- A range of loading doors across the buildings
- Internal x2 dock bays with concertina doors
- Goods lift to rear warehouse

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq ft	Sq m
3 Anthony Way		
Ground Floor	10,384	964.70
First Floor	10,384	964.70
Second Floor	6,968	964.70
1a Towpath Road		
Ground Floor	8,176	759.53
First Floor	8,138	756.00
Total	44,050	4092.33

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

For viewings and further information please contact:

Paul Quy

07917 268653

Paul.quy@kirkbydiamond.co.uk

Eamon Kennedy

07887835815

Eamon.kennedy@kirkbydiamond.co.uk



Plan for location purposes only

DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties 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. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP