

UNIT A1 AYTAN PARK

Harbet Road, London N18 3HT

TO LET



26,662 SQ FT
(2,477 SQ M)

Brand New Industrial Warehouse to Let in Prime
London Servicing Location

**Lambert
Smith
Hampton**

Unit A1 Aytan Park, London N18 3HT

Description

Unit A1 is available immediately for occupation offering highly a sustainable industrial and logistics warehouse.

The unit benefits from separate yard to parking, covered level access loading doors, 11.15m minimum eaves height and 2 floors of offices with lift access. The unit is brand new, and is highly accessible via the A406 (north circular road) in Edmonton/Meridian Water.

ACCOMMODATION	Sq Ft	Sq M
Warehouse	18,966	1,762
1st Floor Office	3,326	309
2nd Floor Office	3,326	309
Ground Floor Reception	1,044	97
TOTAL (GEA)	26,662	2,477

Specification

- 11.15m Eaves Height
- 18 Car Parking Spaces
- 2 Covered Level Access Loading Doors
- Lift Access to Offices

[HTTPS://WWW.AYTANPARK.COM/](https://www.aytanpark.com/)

Location

Aytan Park Meridian Water is a brand new, exemplar and highly accessible warehouse / logistics development located off Harbet Road which connects directly to the A406 (North Circular Road). The M25 junction 25 is just 7 miles to the north providing easy access to the wider motorway network. The A10 is 2.5 miles to the west with good connections into the City of London & wider.

EPC

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Terms

The property is available to lease on fully repairing and insuring terms to be agreed.

Rent

On Application

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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