

BusinessSpace

GLENNY LLP • CHARTERED SURVEYORS • PROPERTY CONSULTANTS



Unit G1, Lea Valley Business Centre, Hawley Road, Edmonton,
London, N18

Quasi - Retail/Showroom unit To Let
2,711 sq ft

Prominent location
Adjacent A406 North Circular Road
Competitive and flexible terms available

Ref: PH/AN020432
Peter Higgins
020 8367 2334
p.higgins@glenny.co.uk

GLENNY
LLP
Maximising Property Assets
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To Let

Unit G1, Lea Valley Business Centre, Hawley Road, Edmonton, N18

2,711 sq ft

Location

The estate is extremely well located being adjacent to and benefiting from direct access to the North Circular Road (A406), providing access to central London and the M25 both via the the M11 and A10. Rail facilities are located at Angel Road with a service into London Liverpool Street. Tottenham Hale rail interchange is located 4 miles to the south with an underground service via the Victoria Line, whilst also having a rail link to Stansted Airport.

Description

The unit comprises a ground floor quasi-retail/showroom unit. Internally the property is able to be used entirely for showroom/retail purposes whilst the façade provides good advertising opportunity.

Staff and customer car parking is provided. Separate loading is via the side.

Accommodation

The property has the following floor area (GIA):

<i>Unit G1</i>	<i>251.85 sq m (2,711 sq ft)</i>
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Leasing Terms

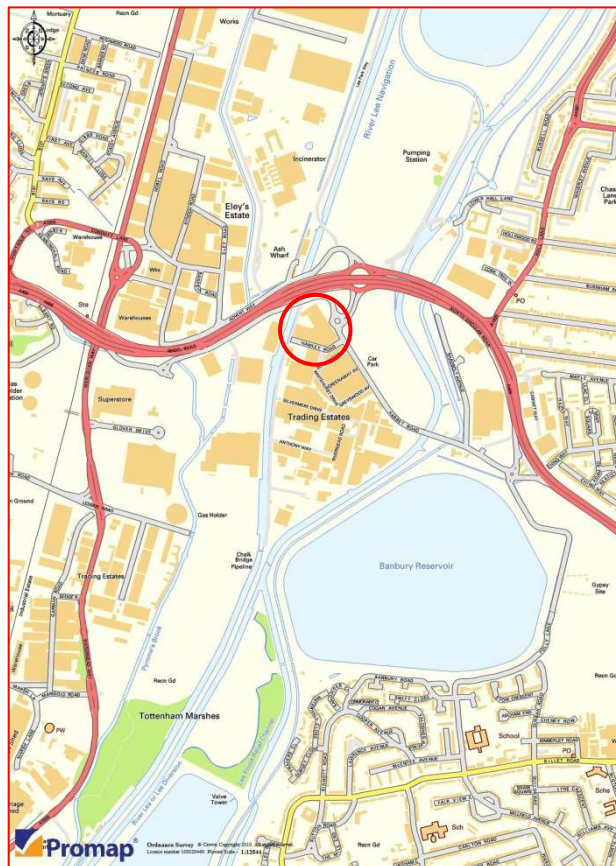
The accommodation is available on new flexible lease to suit occupiers' needs, at a rental of £9.00 per sq ft per annum exclusive.

Rateable Value

The unit has the following Rateable Value as entered in the 2010 list:

<i>Unit G1</i>	<i>£19,250</i>
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Interested parties should liaise with the London Borough of Enfield, to ascertain the rates payable for the current financial year.



Energy Performance Certificate

An Energy Performance Certificate (EPC) has been requested and will be available shortly.

Service Charge

A service charge is levied for the maintenance and upkeep of the building and estate. Further details upon request.



Contact: Peter Higgins
Glenny LLP, 1 Crossfield Chambers, Gladbeck Way, Enfield, EN2 7HT
020 8367 2334
p.higgins@glenny.co.uk
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