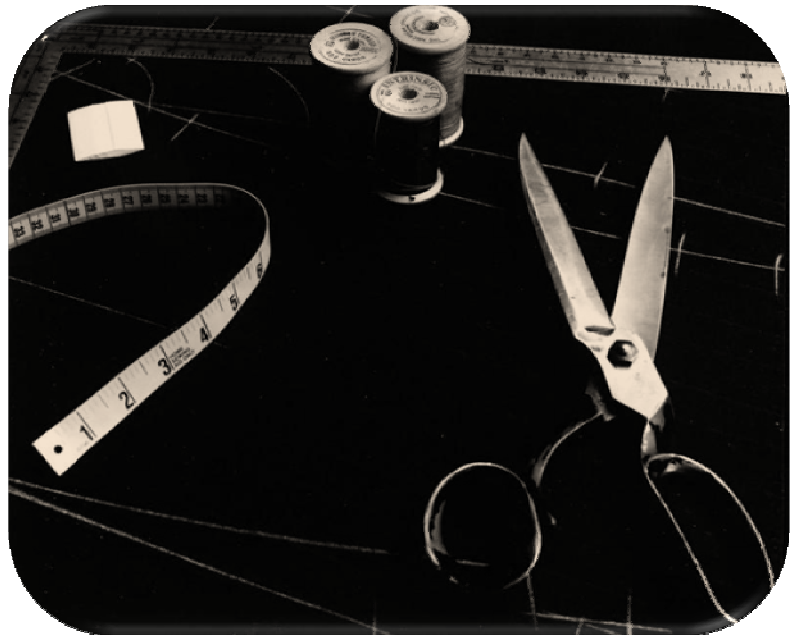


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020 8367 2334

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To Let

The Tower, Lea Valley Business Centre, Hawley Road, Edmonton, N18

From 6,822 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 tower is an eight storey production/warehouse building overlooking the A406, and provides clear open plan accommodation with good natural light. Each floor is serviced by goods and separate passenger lifts.

Parking is provided to each floor.

Accommodation

The available floors are as follows (GIA):

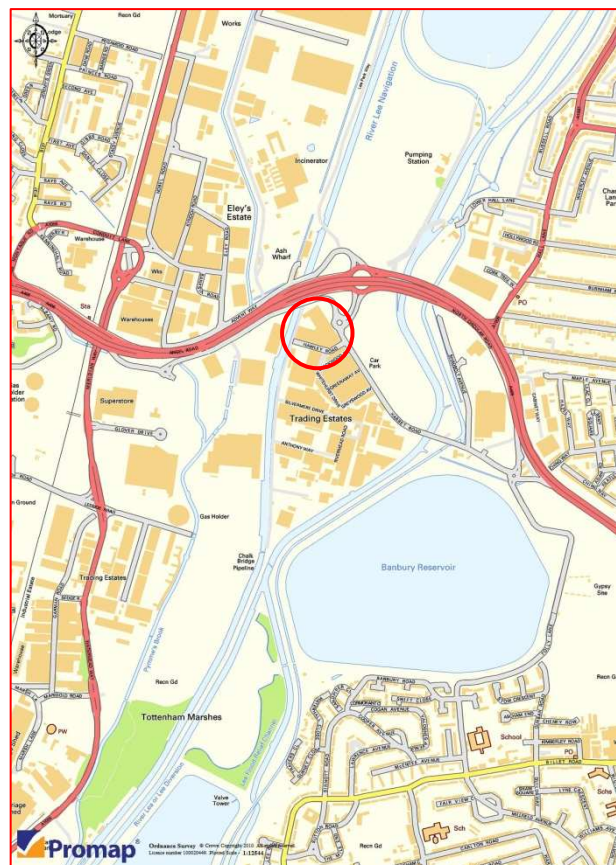
Third Floor	682.82 sq m	(7,350 sq ft)
Sixth Floor	682.92 sq m	(7,350 sq ft)
Seventh Floor	633.76 sq m	(6,822 sq ft)

Leasing Terms

The accommodation is available on new flexible leases to suit occupiers' needs, at a rent of £0.25 per sq ft per annum exclusive.

Rateable Value

Each floor has the following Rateable Value as entered in the 2010 list:



Floor	RV	Payable (2010/11)*
Third Floor	£25,500	£10,557
Sixth Floor	£22,250	£9,212
Seventh Floor	£15,000	£6,210

*Interested parties should liaise with the London Borough of Enfield, to verify the rates payable for the current financial year, and whether small business rate relief applies.

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.

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6 October 2010



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