

LEA VALLEY BUSINESS CENTRE

HAWLEY ROAD
EDMONTON
LONDON, N18 3SB

WAREHOUSE/
LIGHT INDUSTRIAL
UNITS
TO LET

FROM 2,728 TO 14,194 SQ FT

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LOCATION

Lea Valley Business Centre forms part of the Stonehill Business Park industrial estate. The site is extremely well located being adjacent to and benefitting from direct access to the North Circular Road (A406). The North Circular Road provides access to the A10 and M11, each linking to central London and the M25 motorway.

Rail facilities are located at Angel Road Station with a service into London Liverpool Street. Tottenham Hale rail interchange is located 4 miles to the south with Underground services via the Victoria Line as well as a rail link to Stansted airport.



ACCOMMODATION

The following units are currently available. All floor areas are GIA.

Unit	sq m	sq ft
G10	287	3,084
G11	253	2,728
G13	285	3,067
G14	425	4,580
G15	309	3,331
G16	299	3,216

Total **1,858** **20,006**

RATEABLE VALUE

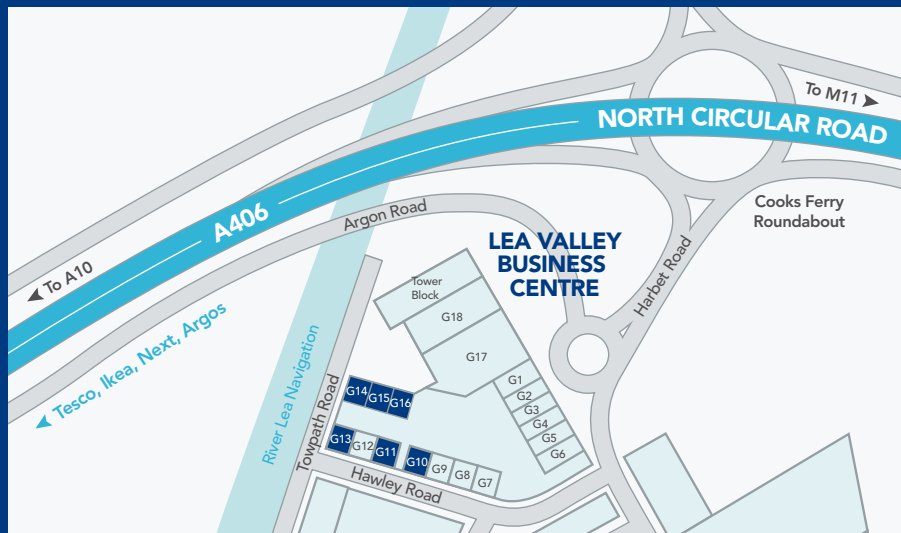
The 2010 Rateable Value for each unit is:

Unit	RV
G10	£22,500
G11	£19,500
G13	£21,500
G14	£32,500
G15	£24,000
G16	£23,250

* Interested parties should liaise with the London Borough of Enfield, to ascertain the rates payable for the current financial year.

DESCRIPTION

The units comprise recently refurbished ground floor light industrial/warehouse units. Each unit benefits from an "up and over" sectional loading door with car parking provided to the front.



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TERMS

Each unit is available on new flexible leases to suit occupiers' needs, at competitive rents.

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