

**STONEHILL BUSINESS PARK &
LEA VALLEY BUSINESS CENTRE
EDMONTON N18 3SB**

Warehouse and Office units to let

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STONEHILL BUSINESS PARK

Stonehill Business Park comprises a total of circa 570,000 sq ft of predominantly industrial/warehouse accommodation, in a range of sizes from 300 to 50,000 sq ft. The units are generally ground floor and offer loading doors.

LEA VALLEY BUSINESS CENTRE & TOWER BUILDING

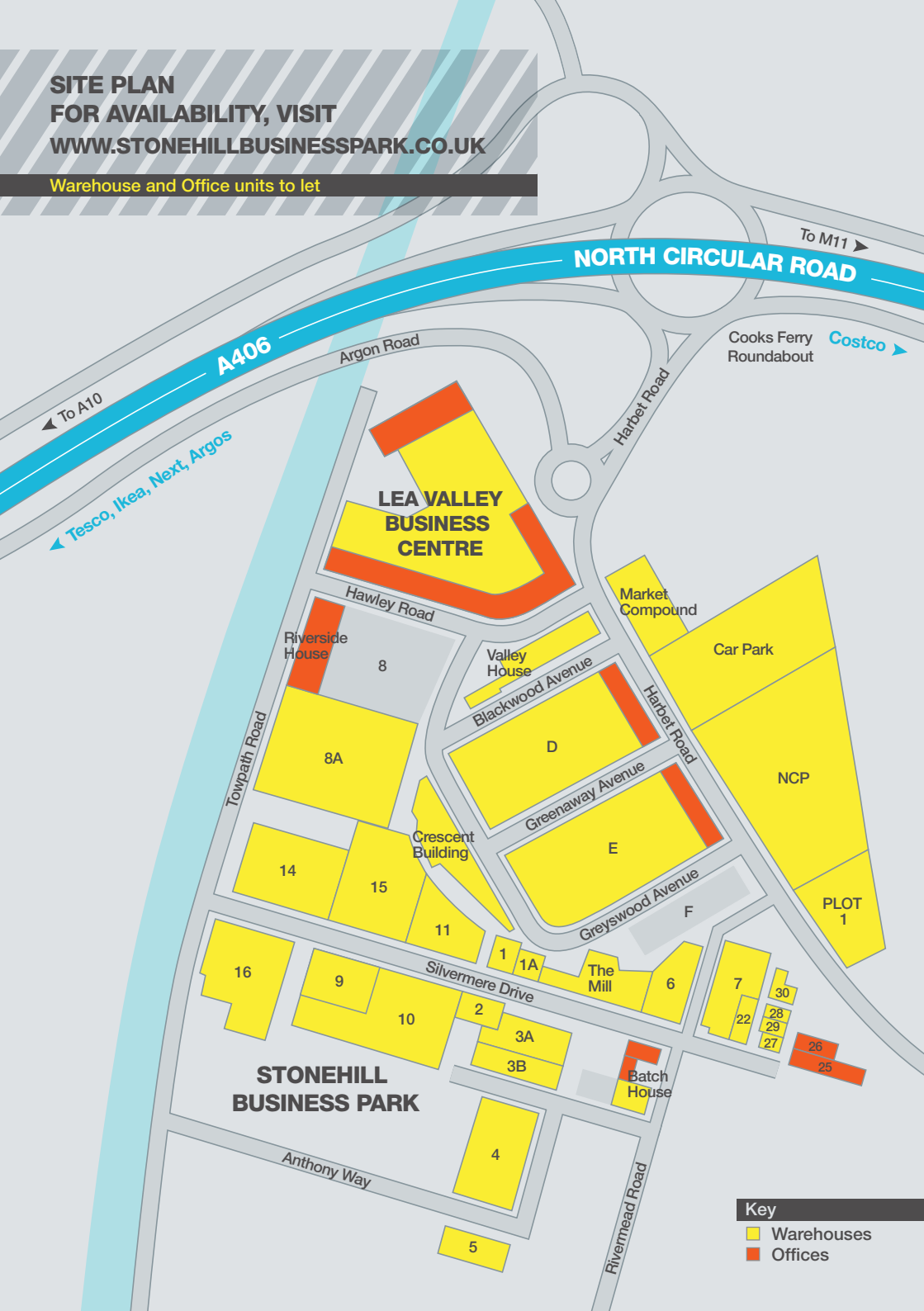
Lea Valley Business Centre is a mixed use building totalling 230,000 sq ft. The centre provides up to 50,000 sq ft of offices within the seven storey tower block overlooking the A406 North Circular Road. Further smaller office suites are available on the first floor offering suites in sizes from 275 sq ft upwards.

The remainder of the first floor is arranged as managed storage accommodation, whilst the ground floor offers more traditional warehousing and showroom units from 1,500 sq ft up to 13,600 sq ft.



**SITE PLAN
FOR AVAILABILITY, VISIT
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NORTH CIRCULAR ROAD

To M11

To A10

Tesco, Ikea, Next, Argos

Cooks Ferry Roundabout Costco

**LEA VALLEY
BUSINESS
CENTRE**

Riverside House
8
8A
14
15
11

Valley House

Crescent Building

Market Compound
Car Park
NCP
PLOT 1
D
E
F

**STONEHILL
BUSINESS PARK**

16
9
10
2
3A
3B
4
5
1
1A
6
7
30
28
29
27
26
25
The Mill
Batch House

- Key**
- Warehouse
 - Offices



LOCATION

The estate is extremely well located being adjacent and with direct access to the North Circular Road (A406), therefore providing access to central London and the M25 both via the M11 and A10. Rail facilities are located at Angel Road with a service into London Liverpool Street.

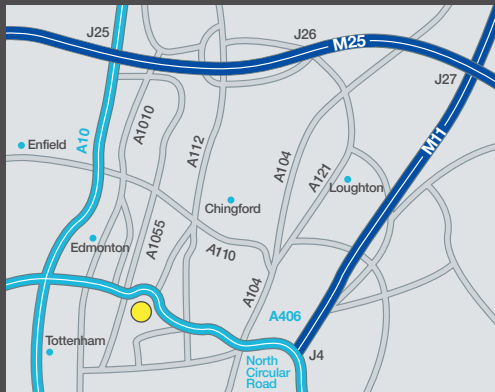
TRAVEL TIMES

Destination	Time (mins)	Miles
M11	9	4.4
M25	14	7.5
M1	21	10.1
Heathrow Airport	49	28.9

TERMS

The units are available on new flexible leases for a term to be agreed. Competitive quoting rents upon application.

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VIEWING

For further information, contact the sole agent.

Glenny LLP Peter Higgins 020 8367 2334
Paul Dyer 020 8807 1020



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