BRANCH ASSOCIATES
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TO LET



END-TERRACE UNIT WITH 1ST FLOOR OFFICE APPROX. 2,622 SQ FT (242 SQ M) *RENT REDUCED*

Rent: £45,600 Per Annum

Unit F
1 Anthony Way
Edmonton
Greater London
N18 3QT

- Parking to front and side
- Prominent corner position
- Two loading doors
- Office/kitchen/toilet
- Apex height approx. 7.6m

UNIT F, 1 ANTHONY WAY, EDMONTON, GREATER LONDON, N18 3QT

Location
The unit occupies a prominent corner position on the established Lea Valley Industrial Estate, a short distance to the south of the A406 providing access to the M11, A10 and M25. Meridian Water Station provides a regular service to London (Liverpool Street) in approximately 24 minutes.

The Property
An end-terrace unit on a prominent corner position. The unit is of steel frame construction with elevations of internal blockwork to lower level fronted by profile cladding to walls and roof incorporating translucent panels. There is a loading door to the front and side. The ground floor offers clear span accommodation with partitioned office/showroom and 3 offices, together with kitchen and toilet at first floor.
Externally, there is parking to the front and side. Please note - we have not inspected the property since the current tenant's occupation.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Ground floor	2,125	197.41
1st floor	497	46.17
TOTAL	**2,622**	**243.58**

Terms
To be let on a new, full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

Figures
£45,600 per annum exclusive.

All other outgoings payable in addition.

Costs
All other outgoings payable in addition such as utilities, building insurance, business rates and service charge (if applicable).

VAT
We are advised VAT is NOT payable on the rent.

Legal Costs
Each party is responsible for the payment of its own costs.

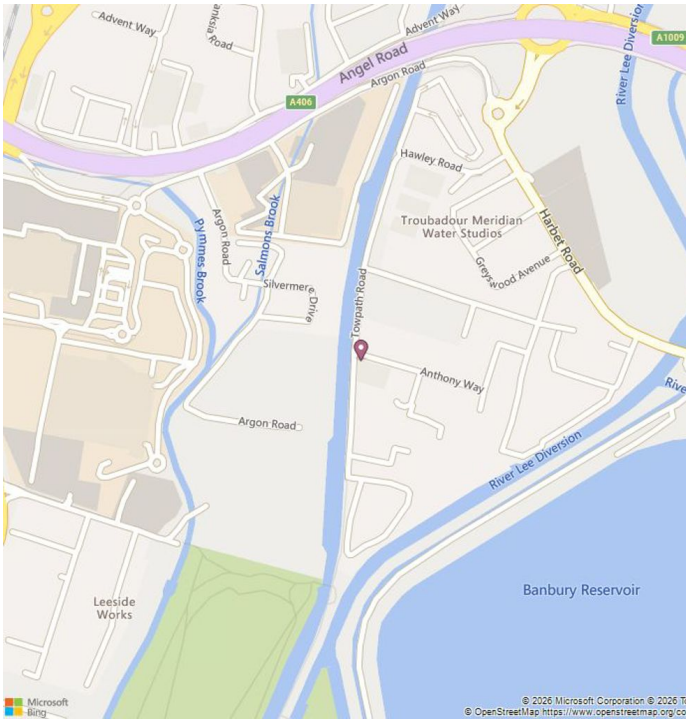
Energy Performance Certificate (EPC)
The EPC rating is C72, expiring January 2031.

References/Accounts
A rent deposit is payable, subject to accounts and references.

Business Rates
The Rateable Value (2026) is £40,250, making rates payable approximately £17,388 (26/27). However interested parties are advised to satisfy themselves fully with the local authority in this respect.

Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.
We have not inspected the property since the current tenant's occupation. Photographs and condition may differ.

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk



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Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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