BRANCH ASSOCIATES
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TO LET



UNIT WITH OFFICES/KITCHEN APPROX. 1,450 SQ FT (134.7 SQ M) *RENT REDUCED*

Rent: £27,600 Per Annum

Unit D
1 Anthony Way
London
Greater London
N18 3QT

- Kitchen / Of??ce / Toilet
- Mezzanine storage
- Sodium Lights
- Loading door
- On site parking

UNIT D, 1 ANTHONY WAY, LONDON, GREATER LONDON, N18 3QT

Location
The units occupy a prominent 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 Train Station provides a regular service to London (Liverpool Street) in approx. 32 minutes.

The Property
A mid-terrace unit featuring metal hinged door and metal cladding to the front. Offices, toilet and kitchen facilities are provided at first floor level with mezanine storage. The main unit features sodium lighting, electric and gas. Car parking is available to the front.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit	1,450	134.7
TOTAL	**1,450**	**134.7**

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

Figures
£27,600 per annum exclusive

Costs
No service charge payable. There will be a contribuion to the buildings insurance payable.

VAT
VAT is not payable.

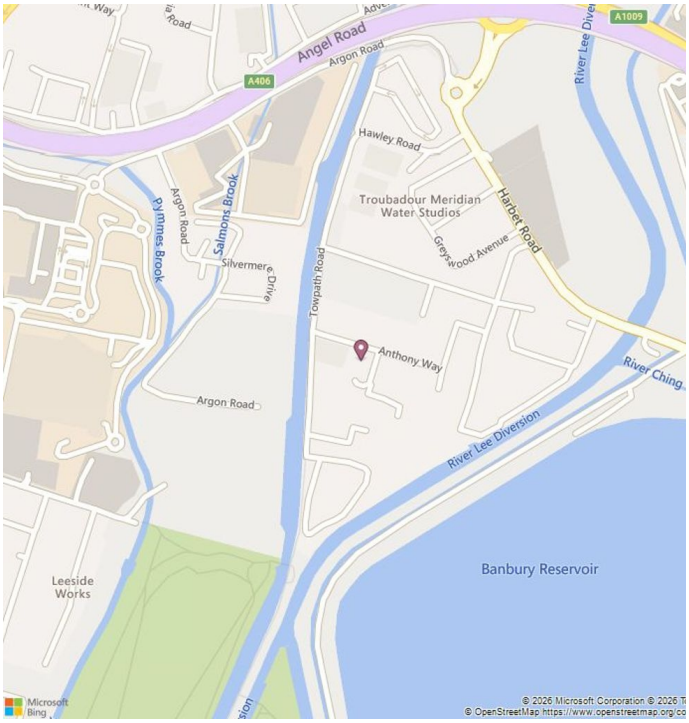
Legal Costs
Each party is responsible for the payment of its own costs.

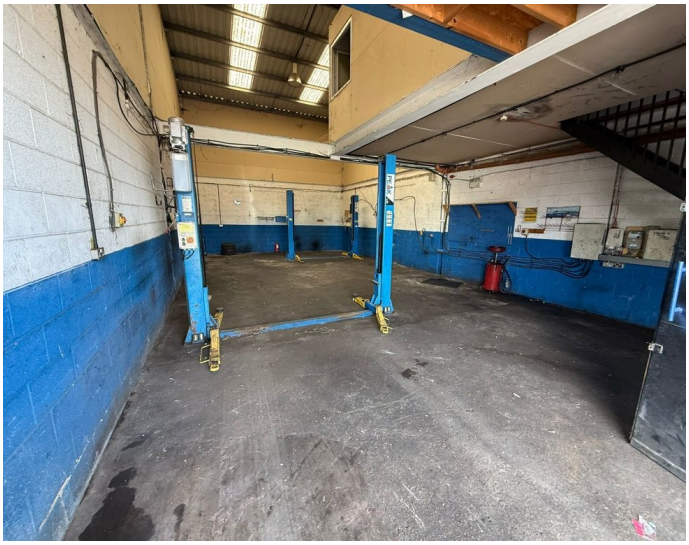
Energy Performance Certificate (EPC)
On application.

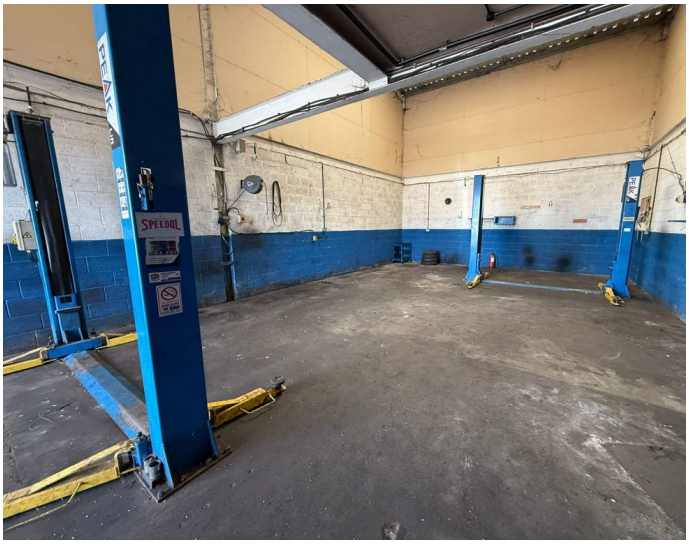
Business Rates
The Rateable Value (2026) is £21,750 . However, interested parties are advised to satisfy themselves fully in this respect by making their own enquiries.

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.

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







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