

Bridge House  
121 Shortmead Street  
Biggleswade  
Beds  
SG18 0BB

Tel: 01767 312131 Fax: 01767 600277

Website: [www.cliftonsproperty.com](http://www.cliftonsproperty.com)

Oakpark Business Centre  
Alington Road  
St Neots  
Cambridge  
PE19 6WA

Tel: 01480 212607

Email: [info@cliftonsproperty.com](mailto:info@cliftonsproperty.com)



Property Consultants: Commercial Agency:  
Professional: Surveying Services

## TO LET WORKSPACE FIRST FLOOR UNIT Eley Industrial Estate, Unit 4D, Thermo House, Nobel Road, Edmonton N18 3BH



**Industrial Floor area 7,795 sq.ft. (724 sq.m.)**

- **Good ground floor loading access**
- **Solid slab floor**
- **Early occupation**
- **Refurbished with new insulated roof covering**

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Cliftons is a trading name of Wakefield, Clifton & Beale Ltd. Registered Office 46A High Street, Olney, Buckinghamshire MK46 4BE

A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

**Eley Industrial Estate, Unit 4D, Thermo House,  
Nobel Road, Edmonton N18 3BH**

**LOCATION**

Eley Business Park is situated at the junction between Eley Road and Kynoch Road within the well-established Eley Industrial Estate in Edmonton, which forms part of the larger Lea Valley Industrial Area in the primary commercial area of the London Borough of Enfield. Occupiers on the Estate include Coca Cola, Access Self Storage and Team-Sport Indoor Karting.

The property has excellent road transport communications being situated off the north side of the North Circular Road (A406) and immediately east of its junction with Meridian Way (A1055). The A1055 extends between Tottenham Hale and the M25 Motorway (Junction 25) via Bullsmoor Lane approx. 3.5 miles to the north. The M11 Motorway (Junction 4) is accessed via the North Circular Road (A406) approx. 3 miles to the east.

Angel Road Railway Station is within 5 mins walk and provides access into Liverpool Street, London. A 5 min journey from Angel Road train station will take you to Tottenham Hale Station with connections to the London Underground and Stansted Express. London City Airport is approx. 8.5 miles.

**DESCRIPTION**

The premises comprise ground floor loading fronting Nobel Road. The first-floor space provide a suite of offices and welfare room. Additional toilets are within the works area.

**ACCOMMODATION**

**Ground Floor**

Loading 603sq.ft 56.01sq.m

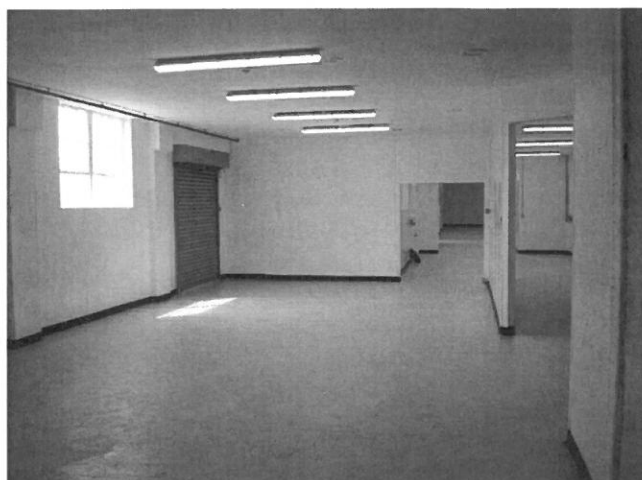
**First Floor**

Reception Entrance  
& Offices 651sq.ft 60.47sq.m  
(excludes toilets/welfare)

Workspace 6391sq.ft 593.72sq.m

Canteen 149sq.ft 13.84sq.m

Outside 1 car parking space



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**SERVICES**

All mains 'services' connected electric, gas, water and drainage.

**RATES**

TBA

**TENURE**

The premises are offered by way of a new lease a length of time to be agreed by discussion.

**RENT**

£69,000 pa exclusive

**POSSESSION**

Upon completion of legal documentation.

**LEGAL COSTS**

Each party to bear their own legal costs

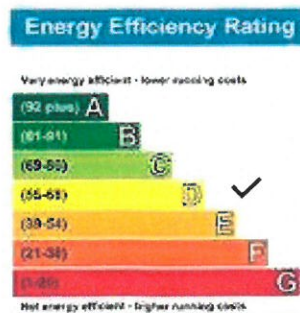
**VAT**

All figures are exclusive of VAT. Value added tax may be payable and prospective lessees ought to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

**VIEWING**

Strictly by appointment with the agents Cliftons 01767 312131 or 600111

**EPC D Rating**



(This does not take into account the new roof)

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