ADVENT
BUSINESS PARK

PROMINENT LOCATION

IDEAL FOR TRADE COUNTER/ INDUSTRIAL OCCUPIERS

EASY ACCESS FROM NORTH CIRCULAR (A406)



HIGH QUALITY REFURBISHED TRADE UNITS

UNITS FROM: 2,370 - 5,359 SQ FT

ADVENT WAY, EDMONTON N18 3AL

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NORTH CIRCULAR ROAD (A406)
0.1 MILES

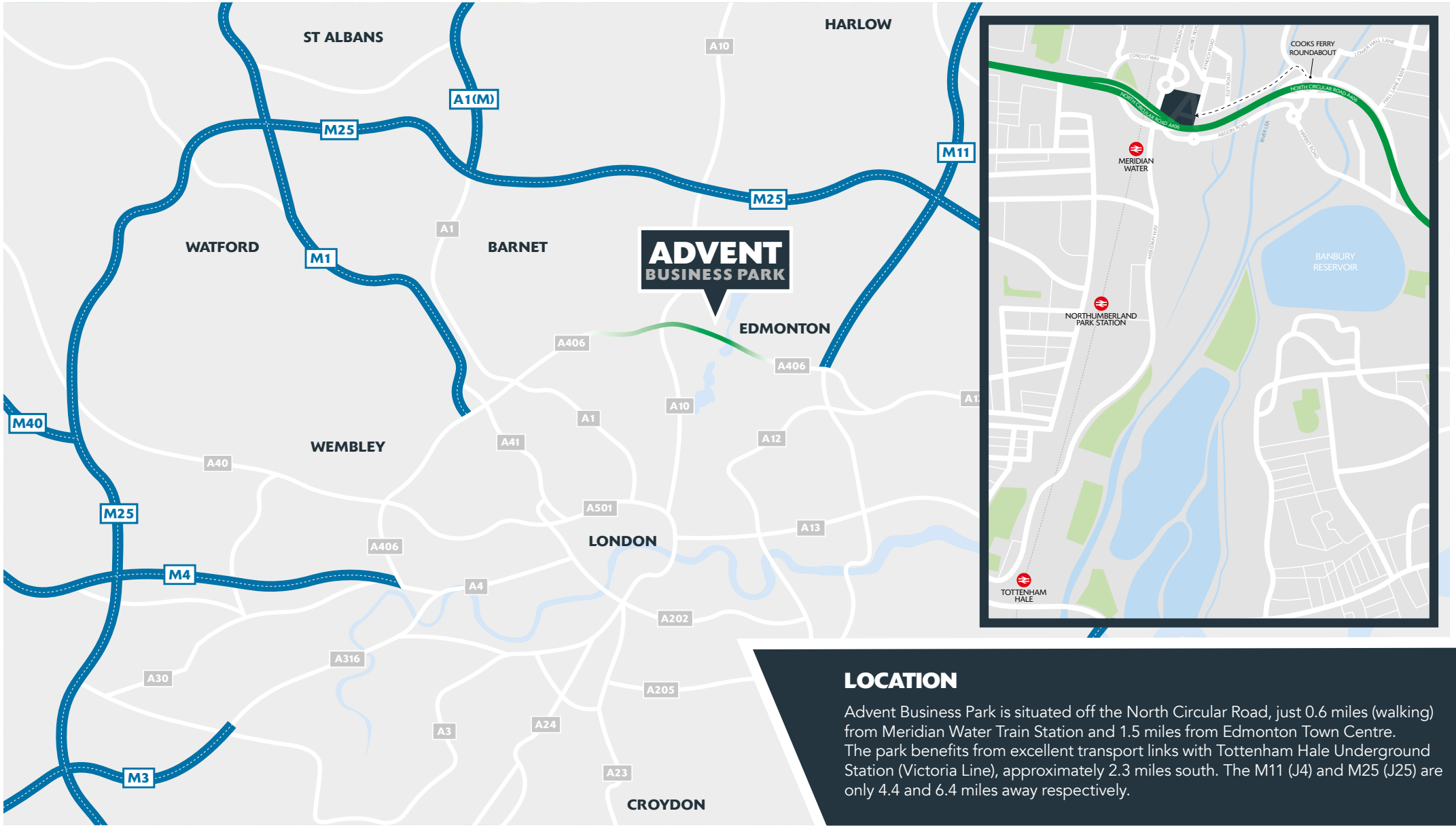
MERIDIAN WATER STATION
0.6 MILES

A10
2.6 MILES

M11, JUNCTION 4
4.4 MILES

M25, JUNCTION 25
6.4 MILES

CENTRAL LONDON
9.6 MILES



LOCATION

Advent Business Park is situated off the North Circular Road, just 0.6 miles (walking) from Meridian Water Train Station and 1.5 miles from Edmonton Town Centre. The park benefits from excellent transport links with Tottenham Hale Underground Station (Victoria Line), approximately 2.3 miles south. The M11 (J4) and M25 (J25) are only 4.4 and 6.4 miles away respectively.

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SPECIFICATION & ACCOMMODATION

Available accommodation comprises of the following aprox. gross external areas. Available individually or combined.

UNIT 10	SQ FT	SQ M
	2,680	249

UNIT 12	SQ FT	SQ M
	2,370	220

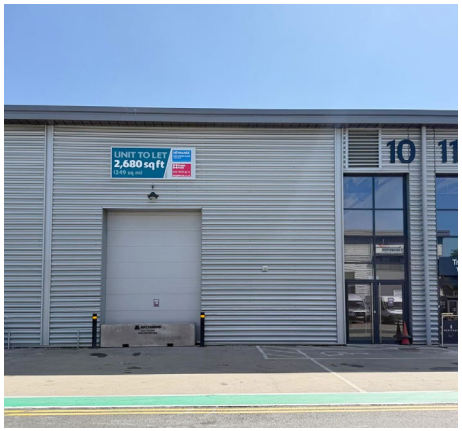
UNIT 14	SQ FT	SQ M
	2,679	249

UNITS 10 & 14	SQ FT	SQ M
	5,359	498

- REFURBISHED UNITS
- ELECTRICALLY OPERATED LOADING DOOR
- SECURE ESTATE WITH CCTV
- DEDICATED PARKING
- LED LIGHTING
- BUILDING HEIGHT OF 7.2M



INDICATIVE





ADVENT BUSINESS PARK

PARK PLAN



LEASE TERMS
The units are available via a new lease direct from the landlord with full terms available via the joint agents.

EPC RATINGS
EPCs are available upon request.

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