Eley Business Centre

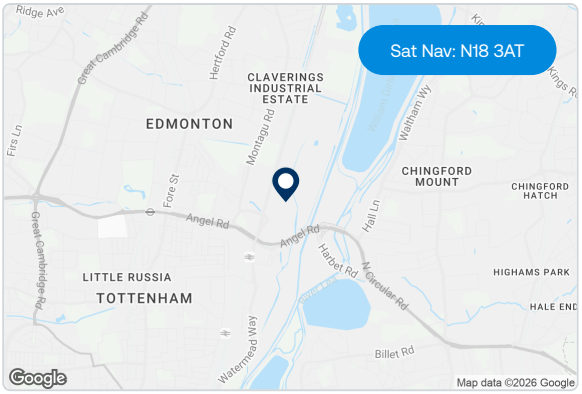
Eley Road, Edmonton, N18 3DB

Warehouse | 4,416 - 8,934 ft²

- Eaves height 4.5m
- Located on A406
- Three phase electricity
- Available Individually or combined
- Large secure yard
- Flexible terms available







Description

Unit's 4 & 5 comprimise 2 recently refubished modern industrial unit's which benefits from a mezzanine office area, electric roller shutter with surface level loading , W.C and 3,500 - 7,000 sq ft of yard area. The unit's beneits from eaves height over 4m with an apex over 6m. The unit's are available individually or combined.

Location

The property has access directly onto both the A1055 which leads to the M25 (in 6.5 miles) and also the A406 North Circular Road.

Further information

EPC
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Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit 5 - Prices are valid for for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 4	Warehouse	4,416	Immediately	6,625		C
Unit 5	Warehouse	4,518	Immediately	6,775	5,271	B
Total		8,934				

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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