

Unit 1b Anthony Way, Edmonton, London, N18 3QT



Unit with offices/kitchen TO LET

Approx 1,488 sq ft (138 sq m)

- Eaves approx 6.4m
- Sodium lights
- Gas central heating to offices
- On site parking

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

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. Two offices, toilet and kitchen facilities are provided at first floor level. There is gas central heating to the offices. The main unit features sodium lighting. Car parking is available to the front.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

	Ind/warehouse	Offices	Total
Unit 1B	1,190 sq ft	298 sq ft	1,488 sq ft

Terms

To be let on a new full repairing and insuring lease for a term to be agreed.

Figures

£26,400 pax. A 3 month rent deposit is required, subject to satisfactory accounts and references. VAT is not payable.

Business rates

The Rateable Value is £19,750 (April 2023). Making the rates payable approximately £9,855.25pa (23/24). However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Legal costs

Our Client uses a standard agreement hence legal costs are not payable.

EPC

An EPC is in the process of being prepared.

Agent's Note

All figures quoted are exclusive of Vat (if applicable) No warranty is given in 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 / 07775 804842 or email: jb@branchassociates.co.uk



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