

# Eley Business Centre

Eley Road, Edmonton, N18 3DB

Warehouse | 4,416 - 8,934 ft<sup>2</sup>



Eaves height 4.5m



Located on A406



Three phase electricity



Available Individually or combined

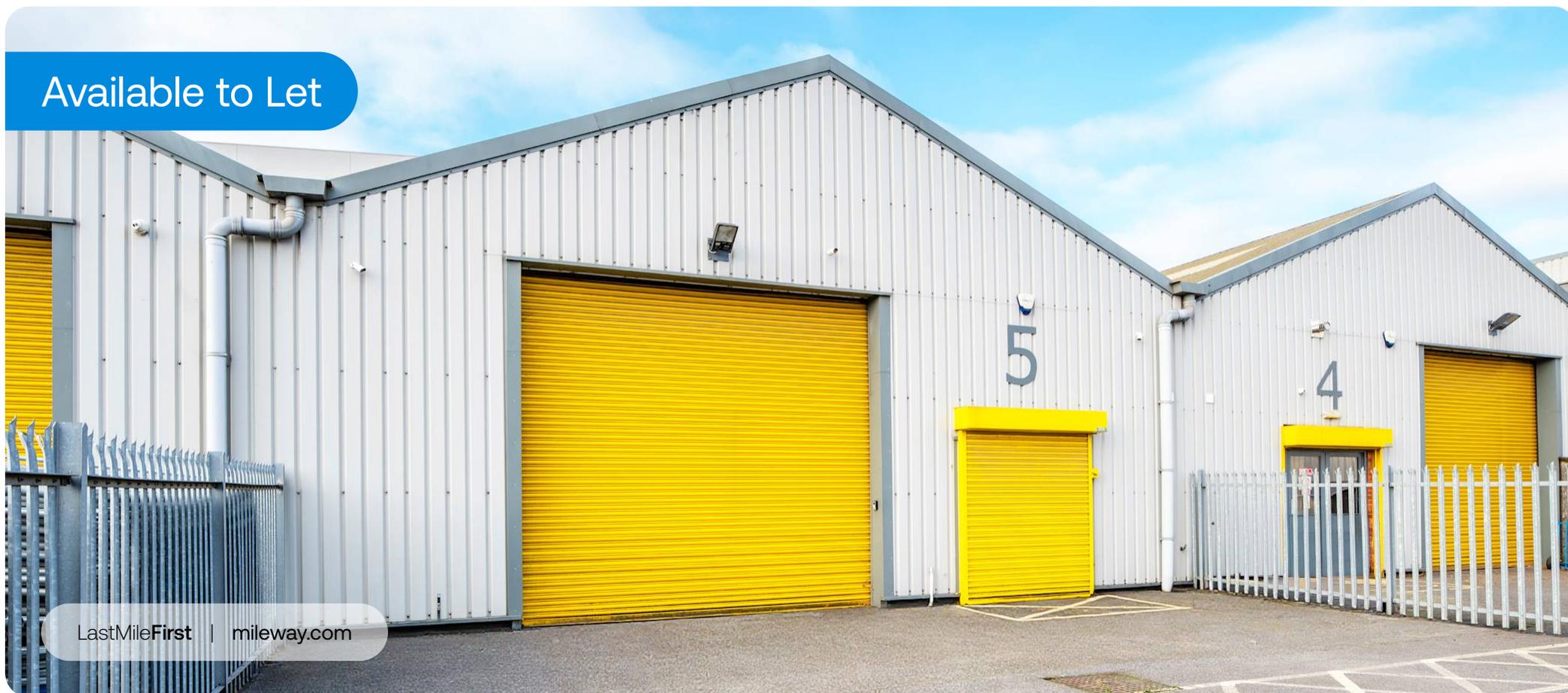


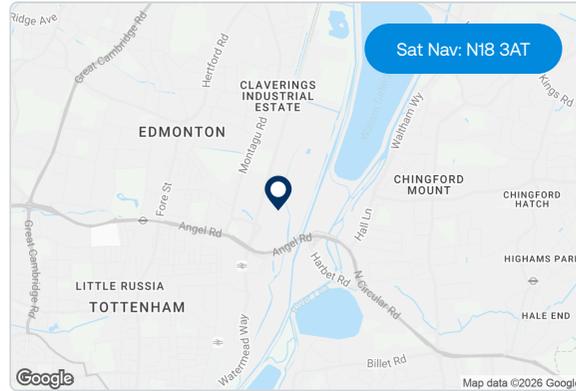
Large secure yard



Flexible terms available

Available to Let





## Description

Unit's 4 & 5 comprise 2 recently refurbished 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 benefits from eaves height over 4m with an apex over 6m. The unit's are available individually or combined.

## Further information

**EPC D**  
**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.

## 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.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
UNIT 4	Warehouse	4,416	Immediately	8,095
Unit 5	Warehouse	4,518	Immediately	8,285
<b>Total</b>		<b>8,934</b>		

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.

[Book a viewing](#)

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