



UNIT WITH OFFICES/KITCHEN APPROX. 1,450 SQ FT (134.7 SQ M)

Rent: £28,800 Per Annum

Unit D
1 Anthony Way
London
Greater London
N18 3QT

- Kitchen / Office / Toilet
- Mezzanine storage
- Sodium Lights
- Loading door
- On site parking

UNIT D, 1 ANTHONY WAY, LONDON, GREATER LONDON, N18 3QT

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. Offices, toilet and kitchen facilities are provided at first floor level with mezanine storage. The main unit features sodium lighting, electric and gas. Car parking is available to the front.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit	1,450	134.7
TOTAL	1,450	134.7

Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures

£28,800 per annum exclusive

Costs

No service charge payable. There will be a contribuion to the buildings insurance payable.

VAT

VAT is not payable.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

On application.

Business Rates

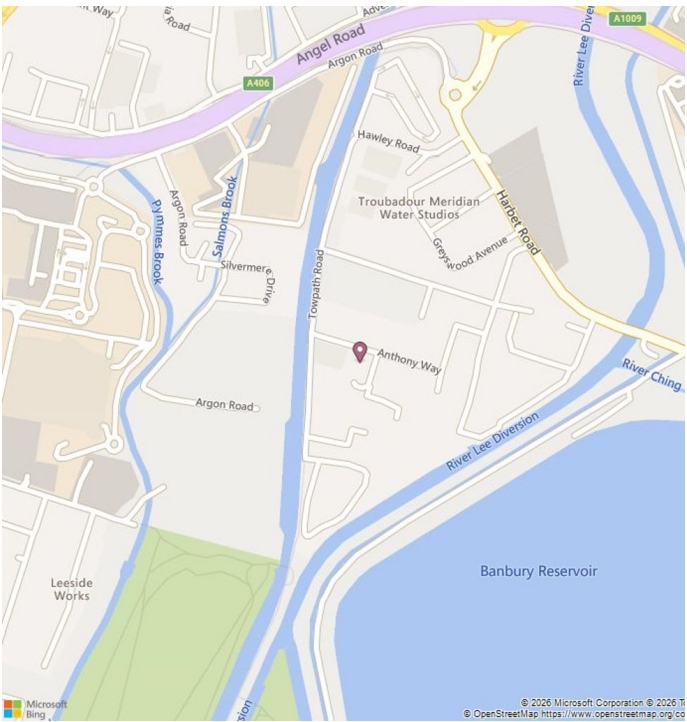
The Rateable Value (2026) is £21,750 . However, interested parties are advised to satisfy themselves fully in this respect by making their own enquiries.

Agents 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 or email:
office@branchassociates.co.uk



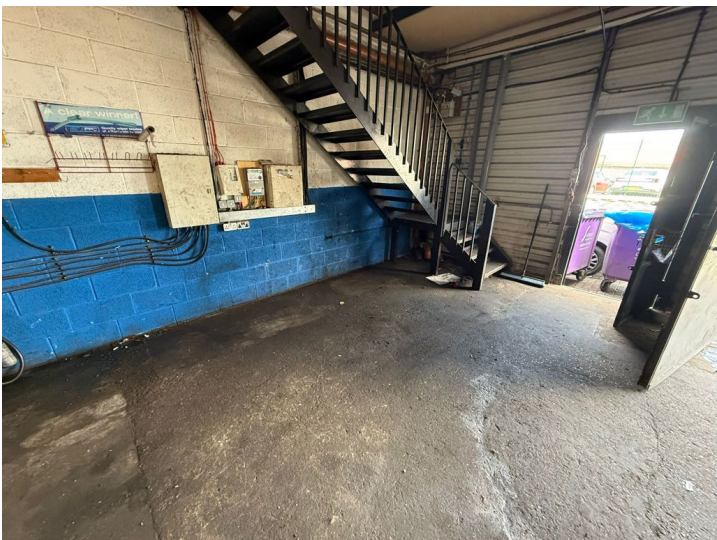
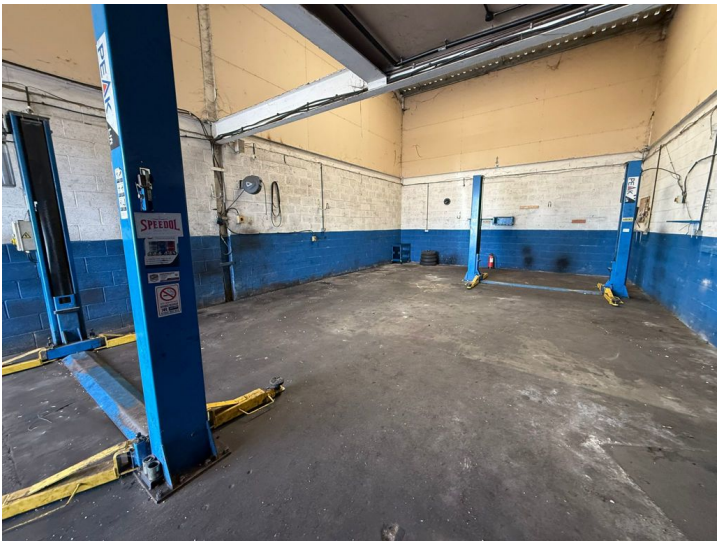
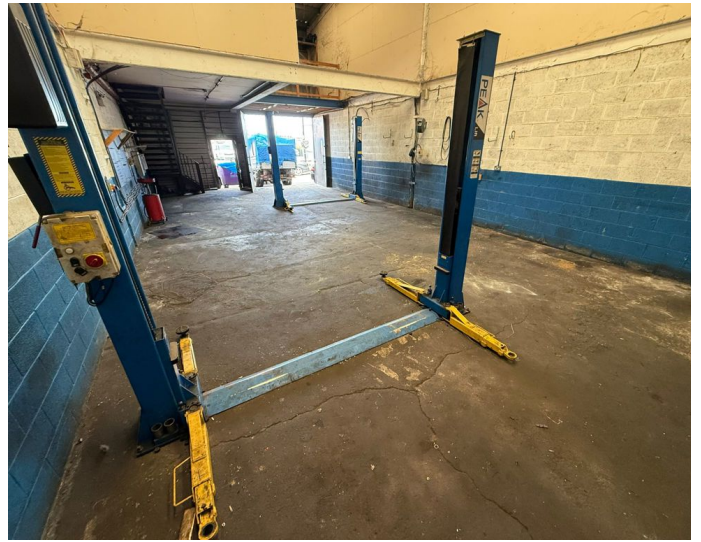
Maldon Office | 01621 855725 Thurrock Office | 01708 860696

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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