

B2 & B4

VALLEY LINK TRADE PARK

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET
5,531 SQ FT & 5,525 SQ FT

TO LET
B2

TO LET
B4

A1055 Meridian Way

VALLEY LINK TRADE PARK, ENFIELD, EN3 4TY



UNITS B2 & B4

DESCRIPTION

The units comprise a modern, steel framed industrial/warehouse with full height elevations. The units benefit from a single loading door, allocated car parking and ancillary offices.

ACCOMMODATION

The premises extends to the following Gross External Area:

Unit B2	sq ft GEA	sq m GEA
Ground - Warehouse	4,850	450.58
First - Office	681	63.27
Total	5,531	513.85

Unit B4	sq ft GEA	sq m GEA
Ground - Warehouse	4,844	450.02
First - Office	681	63.27
Total	5,525	513.29



6.05M EAVES
HEIGHT



1 X ROLLER
SHUTTER DOOR



ANCILLARY
OFFICES



TO BE
REFURBISHED



6 CAR PARKING
SPACES



CLOSE PROXIMITY
TO PONDERS
END STATION

LOCATION

The units are prominently located just off Meridian Way which provides access South towards Central London and North towards the M25 which is situated just 4.5 miles away.

The units are easily accessible via public transport being located adjacently to Ponders End Train Station which provides access to London Liverpool Street in just 20 minutes.

Additionally, Ponders End Station Bus Stop is also located just 0.2 miles from the unit.



LOCAL OCCUPIERS

- | | | | |
|---|---|----|---|
| 1 |  | 6 |  |
| 2 |  | 7 |  |
| 3 |  | 8 |  |
| 4 |  | 9 |  |
| 5 |  | 10 |  |



B2 & B4

VALLEY LINK TRADE PARK

EPC

Available on request.

TERMS

Upon application.

FURTHER INFORMATION

For further information please contact:



**BNP PARIBAS
REAL ESTATE**

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ROAD

M25 (J25)
4 miles 15 mins

A406
3 miles 10 mins

M1 (J6)
19 miles 30 mins

Central London
12 miles 35 mins

RAIL

From Ponders End

Tottenham Hale
6 mins

London Liverpool Street
20 mins

AIRPORT

City Airport
16 miles 35 mins

Stanstead Airport
30 miles 44 mins

Heathrow Airport
41 miles 1 hr 5 mins

Gatwick Airport
60 miles 1 hr 10 mins

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