

# TO LET

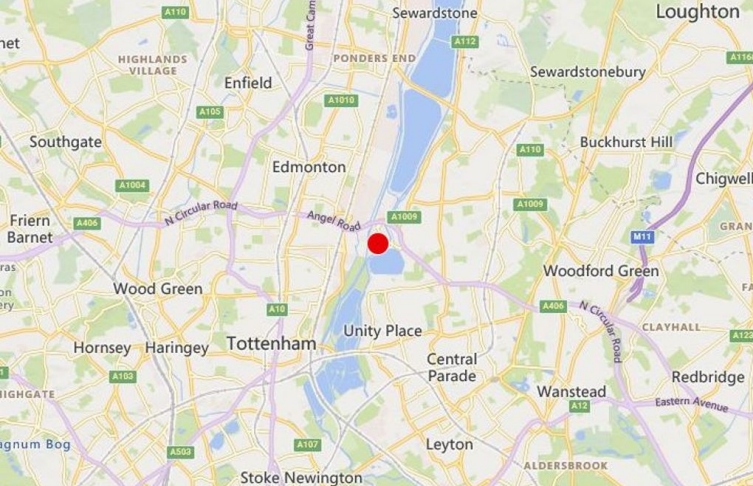
8,448 Sq Ft (784.82 Sq M)

- Eaves height 17'6" (5 metres)
- Clear span unit
- 3 phase power
- Refurbished



## Unit 1B

Stonehill Business Park, Rivermead Road, Edmonton, N18 3QW



## LOCATION

- Lea Valley Trading Estate is accessed directly off the North Circular Road (A406) which provides good access to the Great Cambridge Road (A10) and then onto the M25 (Junction 25) as well as the A1055, known locally at the North/South route.
- The M11 (J4) is close by and then on further to the A12 & A13.
- Right in the heart of the Meridian Water redevelopment and surround by film studios and related occupiers.

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 Google Maps

Click here



## DESCRIPTION

- The premises comprise a single storey warehouse unit of steel portal frame construction under a corrugated roof with part profile sheet cladding to the elevations.

## TERMS

A new full repairing and insuring lease will be granted for a term to be agreed.  
Rent £127,000 pa exclusive. VAT - to be confirmed.

## ACCOMMODATION

Total	784.82 SQ M	8,448 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-60

**Business Rates:** The rateable value is £65,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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