

# UNIT B2

## VALLEY LINK TRADE PARK

MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET  
**5,531 SQ FT**

TO LET  
**B2**

A1055 Meridian Way

VALLEY LINK TRADE PARK, ENFIELD, EN3 4TY



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## DESCRIPTION

The refurbished unit comprises a modern, steel framed industrial/warehouse with full height elevations. The unit benefits 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	sq m
Ground - Warehouse	4,850	450.58
First - Office	681	63.27
<b>Total</b>	<b>5,531</b>	<b>513.85</b>



6.05M EAVES  
HEIGHT



1 X ROLLER  
SHUTTER DOOR



ANCILLARY  
OFFICES



REFURBISHED



6 CAR PARKING  
SPACES



CLOSE PROXIMITY  
TO PONDERS  
END STATION

# LOCATION

Valley Link Trade Park is 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 unit is 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 |  |



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### EPC

Available on request.

### TERMS

Upon application.

### FURTHER INFORMATION

For further information please contact:



**BNP PARIBAS  
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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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