

TO LET

FIRST FLOOR INDUSTRIAL/BUSINESS UNIT

Approx. 1,643 sq ft (152.61 sq m)



Unit 7D Angel Road Works Advent Way Edmonton N18 3AH

- ❑ Large goods lift serving first floor
- ❑ Available space presented in shell finish
- ❑ 2 car spaces
- ❑ Close to A406 North Circular Road and A1055 North/South route

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TV

Also at: London W1 & Stevenage

bowyerbryce.co.uk



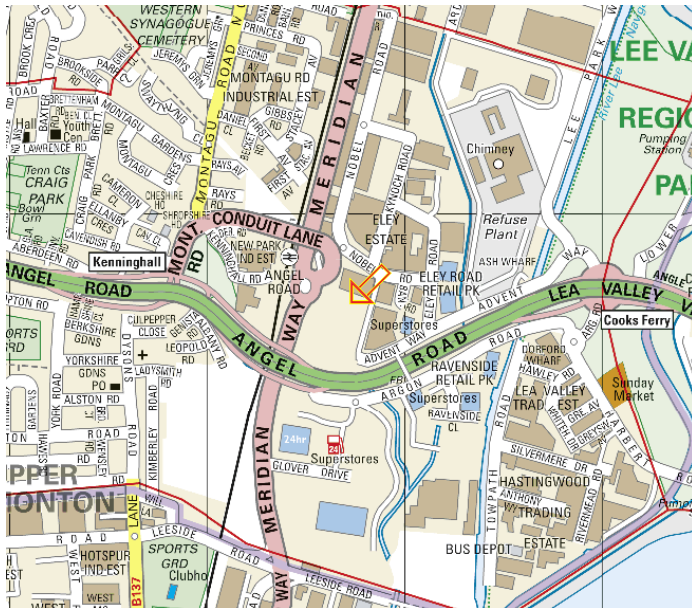
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Description

The premises form part of a new build complex at first floor level served by a large industrial goods lift. The space is presented in shell finish.

Location

The premises are located on the north west aspect of Advent Way close to its junction with Nobel Road with ease of access to A406 North Circular Road and the A1055 North/South Route which both lead to the A10 and M25 (Jct 25)



Energy Performance Certificate (EPC)

Rating: TBC

The full EPC and recommendation report can be viewed and downloaded from our website

www.bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
First Floor		
Industrial/Business Space	1,643	152.61

Terms

The property is available on a new lease for a term to be agreed.

Rent

£20,540 pa exclusive

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable value 2017/2018 TBA

Rates payable TBA

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref:

Contact



Ian Harding

M: 07956 374326

D: 020 8370 2536

E: ian.harding@bowyerbryce.co.uk

North London/North M25 Office 96 Silver Street Enfield EN1 3TW

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