



Warehouse/Industrial Building with offices TO BE LET

3,675 sq ft (341 sq m)

**Unit 6, Watermill Business Centre,
Edison Road (off Millmarsh Lane),
Brimmsdown, Enfield EN3 7XF**

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

The property is located within Watermill Business Centre, Edison Road at the junction with Millmarsh Lane off the A1055 Mollison Avenue, 2 miles south of the M25 (junction 25) and 3 miles to the north of the A406 North Circular Road.

Brimsdown Station is within walking distance and provides regular over land services to Liverpool Street via Tottenham Hale (Victoria Line). This is therefore an excellent location from which to serve Greater London and the Home Counties with good access to the national motorway network, the A10 Great Cambridge Road and the A406 North Circular Road.

The Property

The unit forms part of the Watermill Business Centre a modern development of high quality light Industrial/warehouse buildings.

The building is an end of terrace warehouse of steel portal frame construction, with integral offices on the ground and first floor. The offices are carpeted with suspended ceiling and recessed lighting.

Amenities:

- Minimum eaves height 5.6m
- Kitchen
- Male and Female WC's
- High bay lighting
- 3 phase electricity
- Gas
- 4 parking spaces
- Electric loading door

Accommodation

We have measured the building in accordance with the RICS code of measurement on a gross external basis and calculate the following area:

TOTAL 3,675 sq ft (341 sq m)

Lease

The unit is available on a full repairing and insuring lease for a term by negotiation.

Rent

£12.50 per sq ft per annum exclusive.

Business Rates

We have made an enquiry on the valuation office web-site which confirms the following rating assessment.

Rateable Value: £29,250

Legal Costs

Each party to be responsible for their own legal costs.

Energy Performance Asset Rating



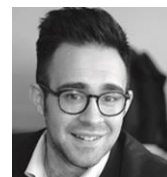
Viewing/Further Information:

Strictly by appointment with sole agents:



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