Nobel Road, Edmonton, London, N18

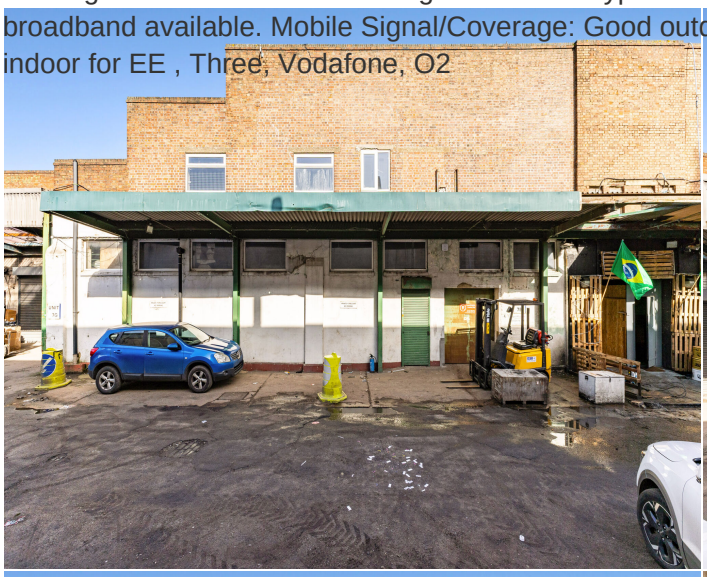
Guide Price £955,000

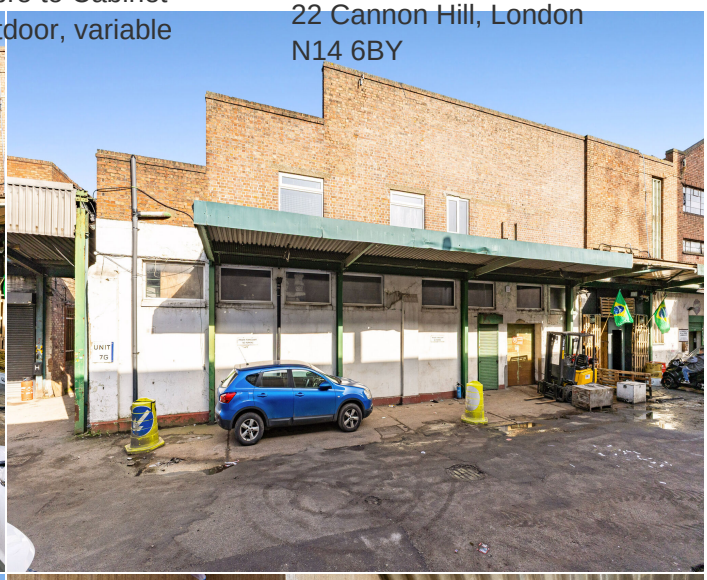


Full Description

A well-positioned light industrial/warehouse unit constructed pre 1950 on a popular industrial estate in Edmonton with demised parking/forecourt and within gated site. The unit is ideally located for road links to the North Circular, M25, M11 and M1, with rail access at Meridian Water and good bus links. The industrial estate has a mixture of trades including distribution, fabrication, storage and motor trade with the Coca Cola Distribution centre located opposite. The unit was constructed in the 1950s and is located off the Meridian Way on a busy industrial site in one of North London's most accessible settings. The site forms part of the Lea Valley Industrial Area and has access into central London via the newly constructed Meridian Water station (10min walk). The premises is currently used for paper cutting services and is suited for industrial trades/storage. The unit comprises a generous open plan industrial/warehouse space on the ground floor with a separate storage area and loading bay. On the first floor there is a sizeable mezzanine level including further storage, office space and kitchens. There are WC facilities on both the ground and first floors. The unit, of steel frame and brick infill construction, would benefit from modernisation and is accessed via a shared yard with demised parking adjoining the property. The warehouse space has a generous head height with the loading bay benefitting from vehicular access via loading doors to the southern elevation. There is the potential for a

purchaser to split the units (7E & 7G) and would be suitable for investors or owner occupiers. The property further benefits from mains water, three phase electricity, gas and drainage. Accommodation Comprises: (See floorplan for dimensions)Key Features:Gas fired heatingEaves storageDemised parking Secure siteBusy Industrial parkChain FreeImportant Information: Tenure: Freehold with Vacant Possession Service Charge: TBC Ground Rent: N/A Energy Performance Rating:EPC Rating – Unit 7e 85D Unit 7g 100D Business Rates:London Borough of Enfield Rateable Value 7e: £34,500 7g: £11,000 Further Information Flooded in the last 5 years? No. Property listed? No. Within a conservation area? No. Any public rights of way across the property? No. Utilities / Services Mains Electric Supply: Octopus (Three Phase) Mains Gas Supply: Octopus Water Supply: Castle Water Sewage: Thames Water Heating sources: Gas fired heating Broadband Type: Fibre to Cabinet broadband available. Mobile Signal/Coverage: Good outdoor, variable indoor for EE , Three, Vodafone, O2









Features

- Demised Parking
- Popular Industrial estate
- Adjacent to Coca Cola distribution centre
- Secure site
- Chain Free

Contact Us

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EXIT











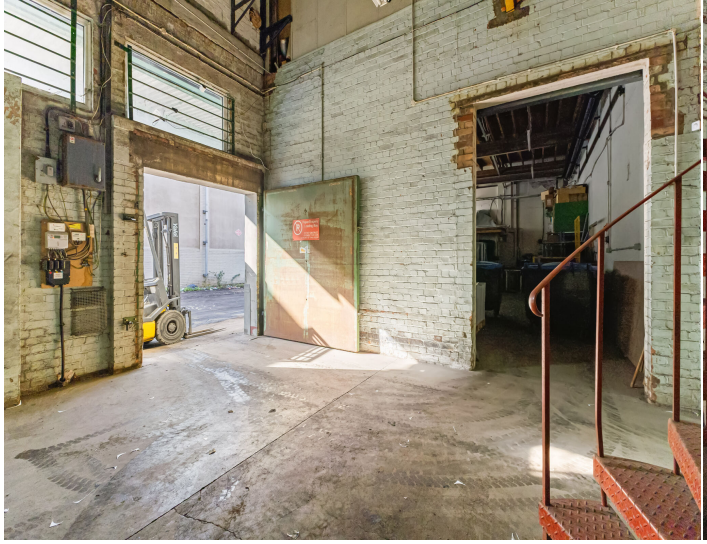












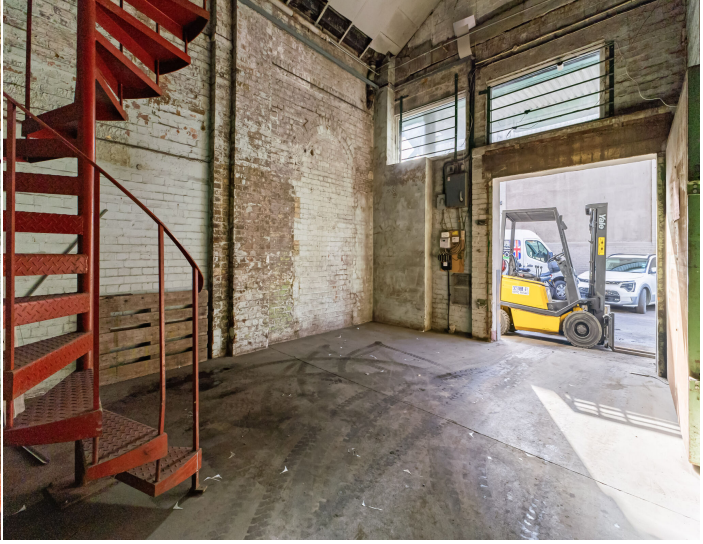


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