

FOR SALE

44,050 Sq Ft

(4,092.24 Sq M)

- › Self-Contained Yard
- › Dual Aspect Office with Balcony
- › Mezzanine
- › Dock and Level Loading



1a Towpath Road & 3 Anthony Way

Stonehill Business Park, London, N18 3QT

Contact: Paul Quy or Eamon Kennedy
Tel: **01908 678800**
eddisons.com





Location

- Directly situated off of the North Circular Road (A406) at the junction with Advent Way / Cooks Ferry roundabout.
- Meridian Water Overground railway station (Greater Anglia / Stanstead Express) is 1 mile from the property and Tottenham Hale is 2.
- 6 miles to the south (over ground and underground – Victoria line).
- The A13 (Becton roundabout) is circa 8 miles to the east, the M1 is circa 10 miles to west.
- Situated on the Stonehill Business Park, known more recently as Enfield Councils £6 bn Meridian Water regeneration scheme meridainwater.

 what3words

///codes.winks.plates

 Google Maps

[Click here](#)

Description

- The property comprises of two buildings with internal covered access on ground and first floor.
- The original building known as 3 Anthony Way is two storey with a further mezzanine second floor.
- The second building 1a Towpath Road, was completed in circa 2012 and is a modern portal frame warehouse over two levels with internal dock loading (x2) as well as level loading.
- Benefits include a dual aspect office at first floor level with balcony overlooking the river lee Navigation canal.
- It also benefits from a self-contained yard of circa 7,000 Sq ft.

Accommodation (Gross Internal Area*)

Total **4,092.24 SQ M** **44,050 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E-106

Business Rates: For the rates payable please contact us or www.voa.gov.uk

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