

ADVENT BUSINESS PARK



PROMINENT
LOCATION



SUITABLE FOR
TRADE COUNTER/
INDUSTRIAL OCCUPIERS



EASY ACCESS
FROM NORTH
CIRCULAR (A406)



HIGH QUALITY & TO BE REFURBISHED

UNITS
FROM: **2,679 - 5,359** SQ FT

ADVENT WAY, EDMONTON N18 3AL

ADVENT BUSINESS PARK



NORTH CIRCULAR
ROAD (A406)
0.1 MILES



MERIDIAN WATER
STATION
0.6 MILES



A10
2.6 MILES



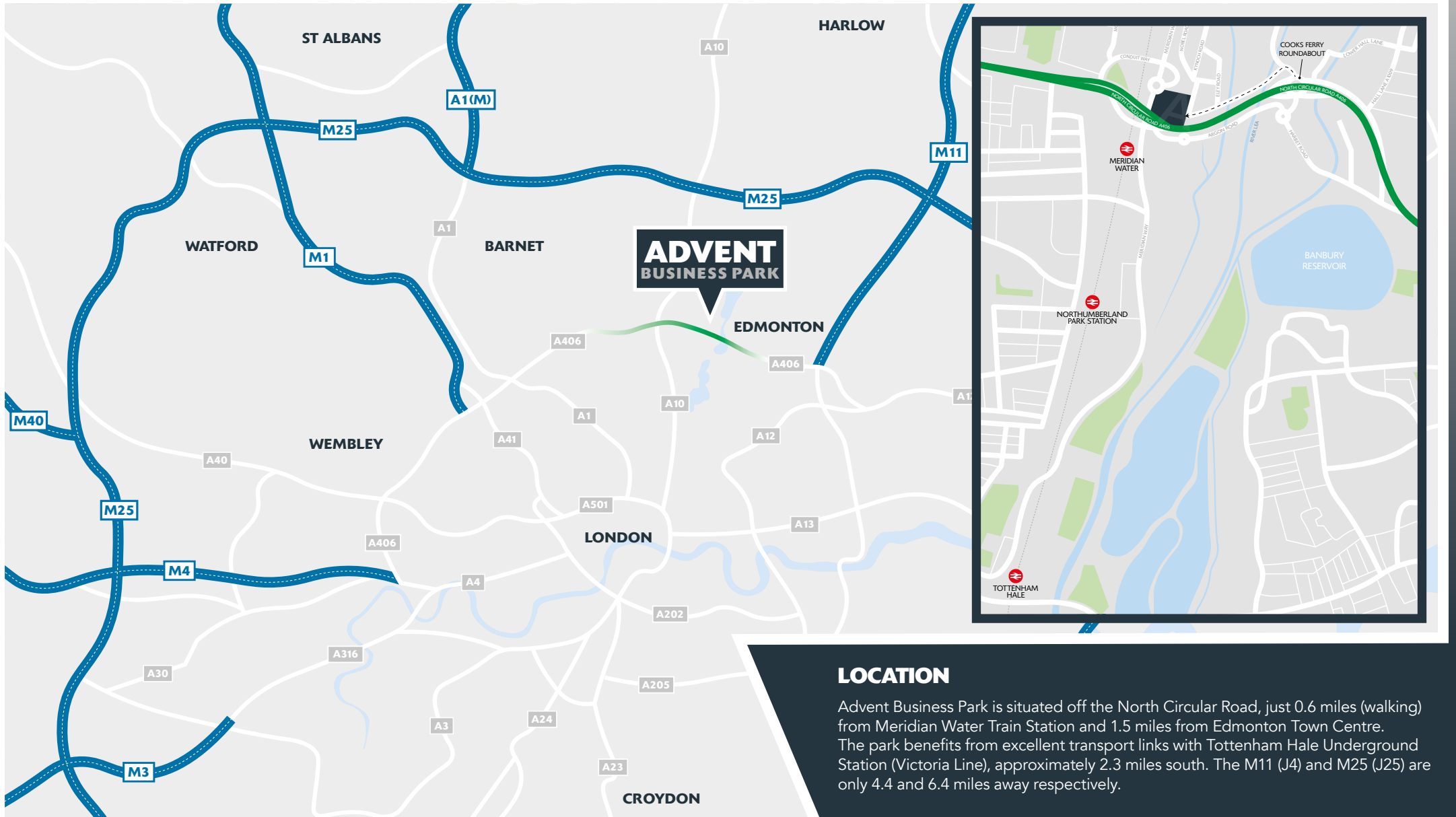
M11, JUNCTION 4
4.4 MILES



M25, JUNCTION 25
6.4 MILES



CENTRAL LONDON
9.6 MILES



LOCATION

Advent Business Park is situated off the North Circular Road, just 0.6 miles (walking) from Meridian Water Train Station and 1.5 miles from Edmonton Town Centre. The park benefits from excellent transport links with Tottenham Hale Underground Station (Victoria Line), approximately 2.3 miles south. The M11 (J4) and M25 (J25) are only 4.4 and 6.4 miles away respectively.

ADVENT BUSINESS PARK



INDICATIVE

SPECIFICATION & ACCOMMODATION

Available accommodation comprises of the following approx. gross external areas. The units are available individually or combined.

UNIT 10	SQ FT	SQ M
Warehouse	2,680	249
TOTAL	2,680	249

UNIT 14	SQ FT	SQ M
Warehouse	2,679	249
TOTAL	2,679	249



TO BE
REFURBISHED



ELECTRICALLY
OPERATED
LOADING DOOR



GREAT SECURITY,
ESTATE GATES
AND CCTV



FULLY-FITTED
OFFICES



LED
LIGHTING



AIR
CONDITIONING



ADVENT BUSINESS PARK

PARK PLAN



LEASE TERMS

The Unit is available via a new lease direct from the landlord with full terms available via the joint agents.

NEWMARK

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