



## UNIT WITH OFFICES/KITCHEN APPROX. 2,383 SQ FT (221.5 SQ M)

Unit E  
1 Anthony Way  
London  
Greater London  
N18 3QT

- Kitchen / Office / Toilet
- Mezzanine storage
- LED / Sodium Lights
- Loading door
- On site parking

# UNIT E, 1 ANTHONY WAY, LONDON, GREATER LONDON, N18 3QT

## Location

The units occupy a prominent position on the established Lea Valley Industrial Estate, a short distance to the south of the A406 providing access to the M11, A10 and M25. Meridian Water Train Station provides a regular service to London (Liverpool Street) in approx. 32 minutes.

## The Property

A mid-terrace unit featuring metal hinged door and metal cladding to the front. Two offices, toilet and kitchen facilities are provided at first floor level with mezanine storage. The main unit features sodium lighting. Car parking is available to the front.

## Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground Floor	1,184	109.99
First Floor	1,199	111.39
<b>TOTAL</b>	<b>2,383</b>	<b>221.38</b>

## Terms

To be let on a new full repairing and insuring lease for a term to be agreed.

## Figures

£28,800 per annum exclusive.

## Costs

No service charge payable. There will be a contribution to the buildings insurance payable.

## VAT

VAT is not payable.

## Legal Costs

Each party is responsible for the payment of its own costs.

## Energy Performance Certificate (EPC)

On application.

## Business Rates

The Rateable Value (2026) is £22,000. However, interested parties are advised to satisfy themselves fully in this respect by making their own enquiries.

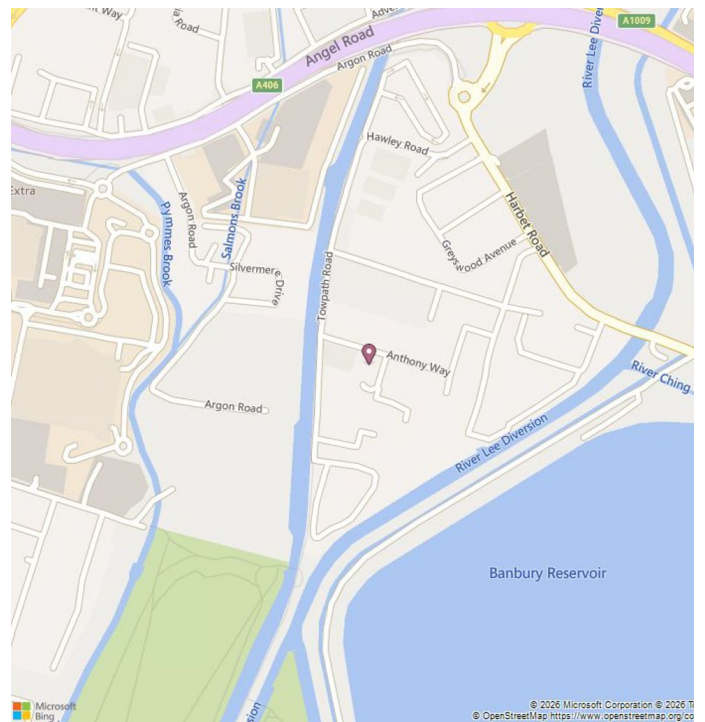
## Agents Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

## Enquiries/Viewing

Please contact us on 01708 860696 or email:

[office@branchassociates.co.uk](mailto:office@branchassociates.co.uk)



Maldon Office | **01621 855725**      Thurrock Office | **01708 860696**

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Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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