

# TO LET

**42,462 Sq Ft**

(3,944.72 Sq M)

- › Industrial Open Storage Land
- › Serviced\* Power & Water
- › Ready to occupy from June 2026
- › Great access to the North Circular Road (A406)

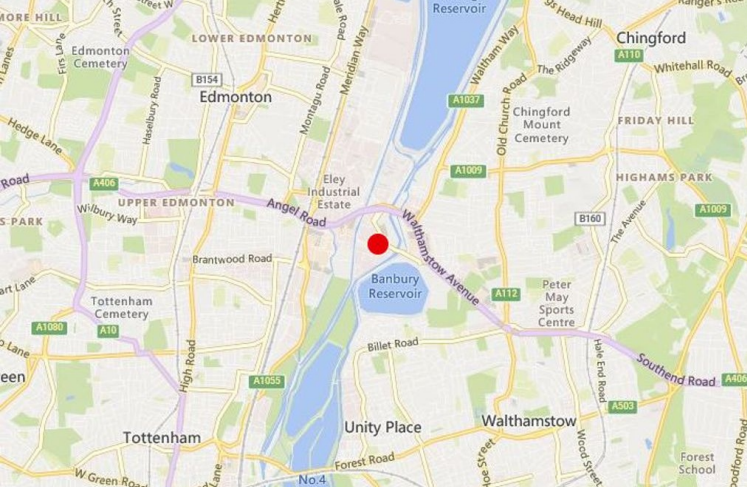


## Old Mill Site

Silvermere Drive, London, N18 3HU

Contact: Paul Quay or Eamon Kennedy  
Tel: 07917 268 653  
[eddisons.com](http://eddisons.com)





## Location

- Lea Valley Trading Estate (Meridian Water) is accessed directly off the North Circular Road (A406) which provides good access to the Great Cambridge Road (A10) and then onto the M25 (Junction 25) as well as the A1055 – known locally at the North/South route.
- The M11 (J4) is close by and then on further to the A12 & A13.
- Right in the heart of the Meridian Water redevelopment and surround by film studios and related occupiers.

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Google Maps

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## Description

- An open storage site situated in the heart of Meridian Water.
- Great for HGV / Trailer parking.

## Terms

Available by way of a new lease until 2030.  
There will be a Landlords rolling break notice on no less than 12 months notice.

Rent £87,000 pa + VAT.

## Accommodation

**Total** **3,944.72 SQ M** **42,462 SQ FT**

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

**Estate Charge:** Available upon request.

## Contact:

PAUL QUY

[07917 268653 paul.quy@kirkbydiamond.co.uk](mailto:paul.quy@kirkbydiamond.co.uk)

EAMON KENNEDY

[07887 835 815 eamon.kennedy@kirkbydiamond.co.uk](mailto:eamon.kennedy@kirkbydiamond.co.uk)

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