

FOR SALE/TO LET

2,688 Sq Ft (249.72 Sq M)

- 24/7 access
- 3-phase electrics
- Established industrial location
- Estate manager
- 6.5 m eaves



Unit 6

Riverwalk Business Park, Riverwalk Road, Enfield, EN3 7QN



LOCATION

- The property is located on Riverwalk Road Business Park which is situated on Jeffreys Road running adjacent to Mollison Avenue in the industrial area of Enfield
- There are good road links with the A10 and M25 being approximately 2.5 miles to the north west
- Brimsdown Railway Station is within walking distance

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Google Maps

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DESCRIPTION

- The property comprises a modern end of terraced industrial unit of steel portal frame construction beneath a pitched and profile metal clad roof along with metal clad elevations
- There is a pedestrian entrance to the right-hand side of the front elevation along with a manual roller shutter door that is 5.95m high x 2.89m wide
- Internally, there is a WC and kitchenette to the rear on the ground floor
- There is a heavy duty full cover mezzanine to create a first floor office along with storage / workshop space
- Externally there are 3 parking spaces

TERMS

To be let on a new effective full repairing and insuring lease for a term to be agreed at a rental of £49,995 per annum exclusive. Alternatively the freehold is available for £1,000,000 exclusive.

ACCOMMODATION (Gross Internal Area*)

Ground	129.13 SQ M	1,390 SQ FT
First	120.58 SQ M	1,298 SQ FT
Total	249.72 SQ M	2,688 SQ FT

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

EPC: TBC

Business Rates: From enquiries we understand that for the current year the rateable value is £25,750. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available on request

CONTACT:

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