

# FOR SALE

5,076 Sq Ft (471.56 Sq M)

- › 10 Car Spaces (minimum)
- › 3 Loading Doors
- › Eaves height 12ft 10ins (3.91m) and apex 20ft 3ins (6.18m)
- › Security shutters
- › 3 phase power



**284-286 Alma Road**  
**Enfield, EN3 7BB**

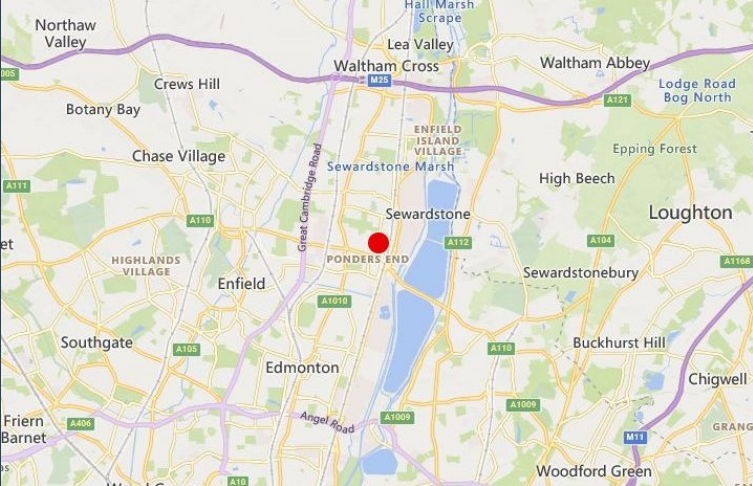
**>D KirkbyDiamond**

Contact: Hugo Harding or Paul Quay

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- The property is situated on the west side of Alma Road and a few hundred meters from Green Street linking with
- The A1055 Mollison Avenue (north/south route) which provides access to Jct 25 of the M25 to the north and A406 North Circular Road to the south
- Ponders End and Brimsdown overground stations (Liverpool Street 30 mins approx) are within ½ mile of the property

/// what3words  
///orchestra.dusty.guard

Google Maps

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## DESCRIPTION

- The premises comprise an end of terrace industrial/warehouse unit forming part of a wider estate
- Parking and servicing are available at front and side of the unit
- The space is L shaped and has the benefit of 3 loading doors
- There are mezzanine areas available if required

## TERMS

The premises are to be sold with vacant possession at a freehold price of £1,295,000 exclusive. VAT is not payable on the purchase price.



## ACCOMMODATION

Total	471.56 SQ M	5,076 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

**Business Rates:** The rateable value is £41,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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