

FOR SALE/TO LET

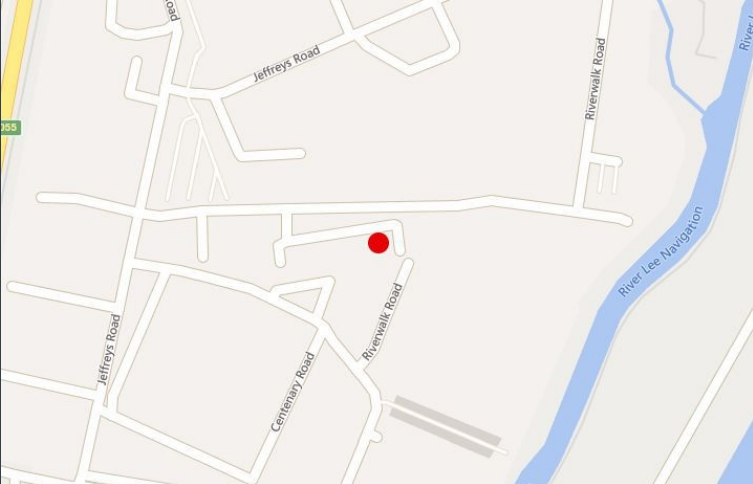
2,254 Sq Ft (209.4 Sq M)

- 24/7 Access
- 6.5m eaves
- 4 parking spaces
- 3-phase electrics
- Established industrial location



Unit 10

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

 what3words

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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 left-hand side of the front elevation along with manual roller shutter door of to the right-hand side that is 5.95m in height and 2.89m wide
- Internally, there is a WC to the rear along with a kitchenette
- There is a heavy duty mezzanine at the rear on which a small office has been constructed

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £38,250.
Or the freehold interest is available at a quoted price of £650,000. VAT is payable on the purchase price or rent.

ACCOMMODATION (Gross Internal Area*)

Ground floor	140.93 SQ M	1,517 SQ FT
First floor	68.56 SQ M	738 SQ FT
Total	209.4 SQ M	2,254 SQ FT

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

EPC: C - 59

Business Rates: The rateable value is £26,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

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