

FOR SALE

3,972 Sq Ft (369 Sq M)

- 4 parking spaces
- Ground and first floor office space
- WCs and shower
- Passenger and goods lift
- Kitchen



Riverwalk Business Park

Riverwalk Road, Enfield, EN3 7QN

 **KirkbyDiamond**

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kirkbydiamond.co.uk



LOCATION

- Riverwalk Business Park is situated off Jeffreys Road, which runs parallel to Mollison Avenue. It connects northward to the A10 (1.8 miles) and the M25 Junction 25 (4 miles) and southward to the North Circular Road (2.9 miles).
- Brimsdown Railway Station is a short walk away, offering frequent services to London Liverpool Street and easy access to the Victoria Line at Tottenham Hale.
- A10 1.8 miles
- M25 4 miles
- North Circular 2.9 miles

 what3words

///grew.dimes.indoor

 Google Maps

Click here



DESCRIPTION

- An end-of-terrace modern steel portal frame unit featuring high quality air-conditioned office space
- The unit benefits from 6.5-metre eaves height, full height roller shutter door, 3-phase power supply, kitchen and WCs (including shower), passenger lift, and 4 external parking spaces
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TERMS

The freehold interest is available at a quoted price of £1.2 million. We understand VAT is not payable on the purchase price.

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ACCOMMODATION (Gross Internal Area*)

| | | |
|--------------|-----------------|--------------------|
| Ground Floor | 259.01 SQ M | 2,788 SQ FT |
| First Floor | 109.99 SQ M | 1,184 SQ FT |
| Total | 369 SQ M | 3,972 SQ FT |

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

EPC: E - 129

Business Rates: From verbal enquiries with the Local Authority, we are advised the rateable value is £41,250.00. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

CONTACT:

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