

# TO LET

2,429 Sq Ft (225.65 Sq M)

- Attractive industrial unit in landscaped estate
- Good estate parking
- Minimum eaves height of 4.88m
- 3-phase Electrics
- Roller shutter door



## Unit 6

Waterways Business Centre, Navigation Drive, Enfield, EN3 6JJ

**>D KirkbyDiamond**

Contact: Paul Quy or Hugo Harding

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





## LOCATION

- Located on Navigation Drive just off of Mollison Avenue
- Within 2 miles of Junction 25 of the M25 and the A10
- Enfield Lock Railway Station is approximately 0.5 miles to the north west
- Turkey Street Overground Station is within 1.5 miles

/// what3words

///washed.army.desire

Google Maps

Click here



## DESCRIPTION

- Comprises an attractive, detached warehouse of steel portal frame construction
- Roller shutter door 3.96m high x 2.9m wide
- Minimum eaves height of 4.88 metres rising to 7.62 metres at the ridge
- There are first floor offices which benefit from air conditioning, suspended ceiling and cat v data cabling

## TERMS

Available by way of a new FRI lease for a term to be agreed. Rent available on application.



## ACCOMMODATION (Gross Internal Area\*)

Ground Floor Warehouse	149.29 SQ M	1,607 SQ FT
First Floor Offices	76.36 SQ M	822 SQ FT
<b>Total</b>	<b>225.65 SQ M</b>	<b>2,429 SQ FT</b>

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

EPC: D-80

**Business Rates:** The rateable value is £23,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** Available upon request

## CONTACT:



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