

FREEHOLD FOR SALE

5,134 SQ FT (477 SQM)

OFFERS INVITED IN THE
REGION OF £1,300,000

- Existing Storage Yard & Office/Retail Use property with potential for residential redevelopment STP.
- Excellent residential/commercial location in Enfield, London.
- A10 (1.1 miles); M25 J25 (2.4 miles); A1 (M) J1 (10.8 miles); M11 (10.3 miles).
- Enfield Town Centre (2 miles); Central London (13.6 miles); London Stansted (28 miles); London Heathrow (43.4 miles).

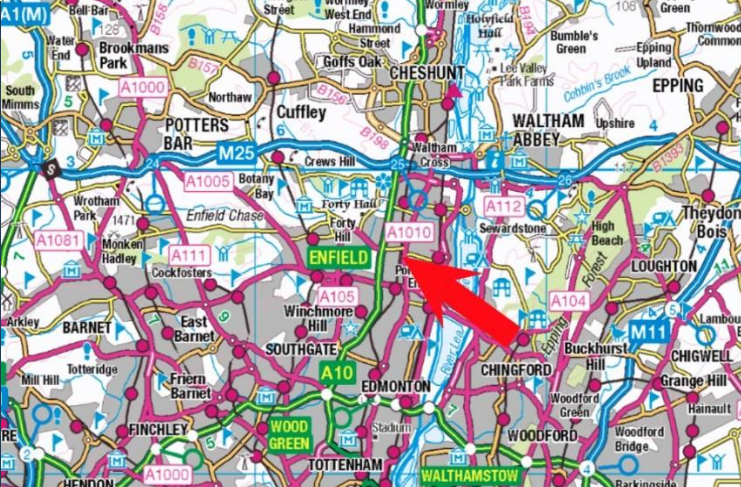


Storage Yard & Office/Retail Use

Land At 120 Hertford Road, Enfield, EN3 5AX

Contact: Alex Jenden or Paul Quay
Tel: **020 8367 5511**
eddisons.com





LOCATION

- The site is located off Hertford Road in the London Borough of Enfield. Enfield is a vibrant location with excellent local amenities and well regarded Enfield Town Market.
- Enfield is well connected to transport infrastructure, making the area highly desirable in the north east of London. Connections include:
 - A10 – 1.1 miles
 - M25 J25 – 2.4 miles
 - A1 (M) J1 – 10.8 miles
 - M11 – 10.3 miles
- The nearest station is Southbury, 0.8 miles from the site which runs frequent services into London Liverpool Street (approximately 31 mins). The site is also within a short distance of Brimsdown station located 0.9 miles away, also providing services into London Liverpool Street (approximately 22 minutes) providing an easy commute for residents.

 what3words
///envy.before.survey

 Google Maps
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- Liverpool Street provides access to the Elizabeth Line, Weaver Line, Greater Anglia and Stansted Express.
- The site has good connectivity to London Stansted (34 mins) and London Heathrow (54 mins).

THE SITE

- The site is a rectangular shaped parcel of land measuring 0.25 acres. The property is currently used by a tenant operating a plant hire business comprising of open storage, three industrial buildings and an office/retail premises. The property is in an established residential location and within short walking distance of Durants Park (10 min walk) and Enfield Playing Fields (17 min walk).
- Enfield is regarded as one of London's greenest boroughs with over 900 hectares of green space, with nearby Lee Valley Regional Park Authority and Epping Forest, 15 mins and 21 mins drive respectively.
- The parcel is considered a brownfield development opportunity for residential use on a subject to planning basis.

- The site is well located to nearby education facilities including Suffolks Primary School, Bishop Stopford's School and Capital City College Enfield, all within a 10-minute walk.
- Enfield Town Centre amenities are 2 miles to the west of the site which provides a mix of retailers, bars, restaurants and cafes comprising both national chains and independents.

TERMS

The freehold interest is available with offers in the region of **£1,300,000 + VAT**.

DEVELOPMENT OPPORTUNITY

The site provides a redevelopment opportunity of a brownfield site in a residential location in Enfield. The property presents an opportunity to deliver a small private residential scheme with conversion potential of the existing building and further development within the yard. The office/retail premises is approximately 5,134 sqft GIA (477 sqm).

The site is unconstrained by planning policy as it is not subject to a listed building designation, heritage constraints or located within a Conservation Area. The site falls within Floodzone 1.



TENANCY POSITION

The property is being sold with vacant possession.

ACCESS

The site is accessed off Hertford Road.

EPC

The commercial buildings EPC ratings are band B for the offices and workshop and band C for the retail element.

RATEABLE VALUE

The rateable value for the property is £32,750 (1st April 2026 to present).

VIEWING

Access onto the site is strictly by prior appointment only with BTG Eddisons.

QUESTIONS SHOULD BE SENT TO:

ALEX JENDEN

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