

TO LET

6,489 Sq Ft

(602.83 Sq M)

- › Modern trade counter unit
- › Local occupiers include Screwfix, BMW and Halfords
- › 6m minimum eaves
- › LED lighting and air conditioning to offices



27 Great Cambridge Industrial Estate

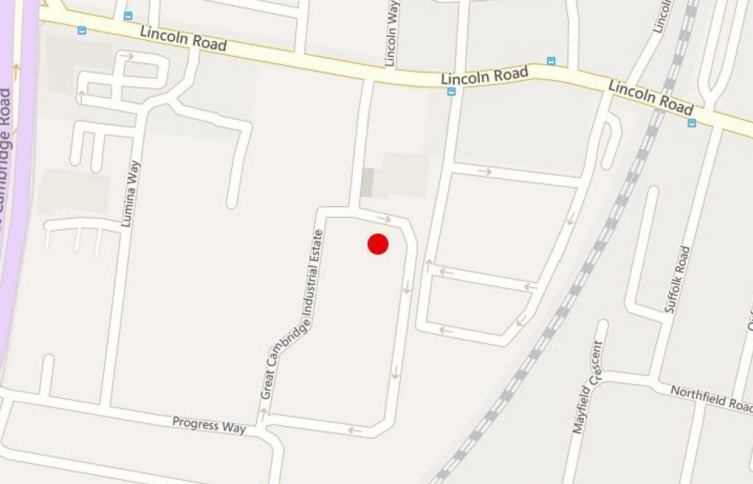
Enfield, EN1 1SH

Contact: Hugo Harding or Matthew Bowen

Tel: 01727 575 445

eddisons.com





Location

- Situated on the Great Cambridge Industrial Estate close to the junction of the Great Cambridge Road (A10) and Lincoln Road
- Junction 25 of the M25 is approximately 3 miles to the north and the A406 is approximately 2.5 miles to the south
- Bush Hill Park and Southbury Road Railway stations are within 1 mile of the property

/// what3words
///spits.plays.create

Google Maps

Click here



Description

- A mid-terrace trade counter / industrial unit
- Full mezzanine coverage
- LED lighting, air conditioning to offices
- 4 parking spaces and yard to the front

Terms

Available by way lease assignment of an existing FRI lease (2.5 years remaining) at a rent of £119,050 per annum . VAT is payable.

Alternatively a new lease may be agreed subject to suitable terms being agreed.



Accommodation (Gross Internal Area*)

Total	602.83 SQ M	6,489 SQ FT
-------	-------------	-------------

*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C-60

Business Rates: The rateable value is £50,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

HUGO HARDING

[07425 243 317 hugo.harding@eddisons.com](mailto:hugo.harding@eddisons.com)

MATTHEW BOWEN

[07442 820 386 matthew.bowen@eddisons.com](mailto:matthew.bowen@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.