

FOR SALE

2,667 Sq Ft (247.76 Sq M)

- › 5 Car Spaces
- › 2 Loading Doors
- › Eaves height 12ft 10ins (3.91m) and apex 20ft 3ins (6.18m)
- › Security shutters



Front Of 284-286 Alma Road

286 Alma Road, Enfield, EN3 7BB

Contact: Paul Quy or Hugo Harding
Tel: 0208 367 5511
eddisons.com





Location

- The property is situated on the west side of Alma Road and a few hundred meters from Green Street.
- The A1055 Mollison Avenue (north/south route) is within 0.5 miles which provides access to Jct 25 of the M25 to the north and A406 North Circular Road to the south.
- Ponders End and Brimsdown overground stations (Liverpool Street 30 mins approx) are within 0.5 miles of the property.

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 Google Maps

[Click here](#)



Description

- The premises comprise an end of terrace industrial/warehouse unit forming part of a wider estate.
- Parking and servicing are available at front and side of the unit.
- The space is rectangular in shape and has the benefit of 2 loading doors, security shutters and additional mezzanine storage.
- There are mezzanine areas available if required.
- 5 parking spaces.

Terms

The freehold interest is available at a quoted price of £695,000. We understand the property is not elected for VAT and therefore is not payable on the purchase price.



Accommodation (Gross Internal Area*)

Ground Floor	247.76 SQ M	2,667 SQ FT
Total	247.76 SQ M	2,667 SQ FT

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

EPC: D-97

Business Rates: For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request.

Contact:

PAUL QUY
[07917 268653 paul.quy@eddisons.com](mailto:paul.quy@eddisons.com)

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

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