

Unit 2
Plaza Business Centre
Stockingswater Lane
Enfield
EN3 7PH

**TO LET By Way of New
Lease**

£190,000 Per annum

Set on Stockingswater Lane in the heart of the Brimsdown industrial area, close to the junction with Mollison Avenue. Easy access to the M25 and A406. Brimsdown overground station is within walking distance.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

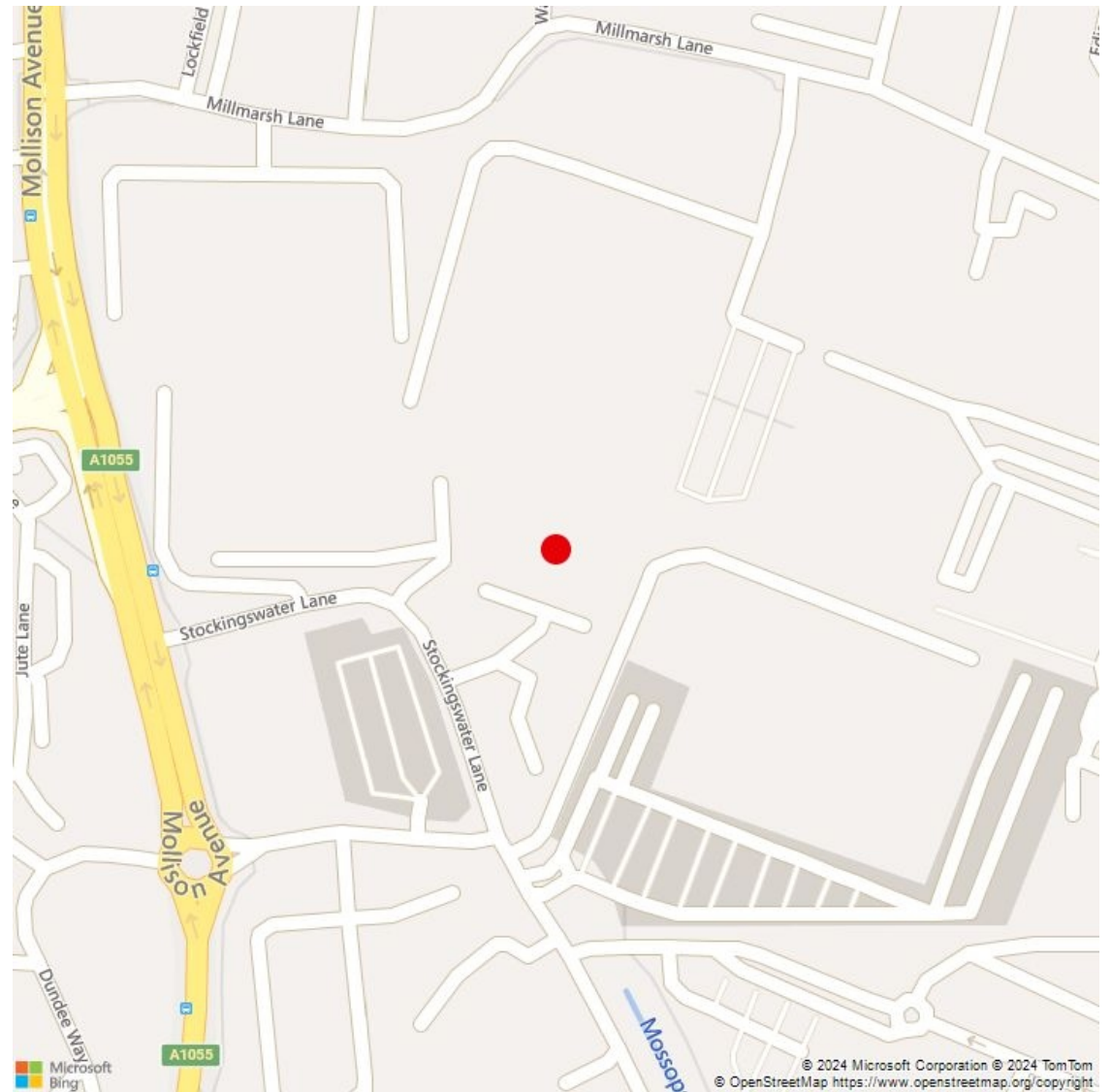
0208 800 4321

info@psscommercial.com

Description

A bright and efficient Industrial building with ancillary offices arranged over ground and first floor, fully refurbished and new roof. Sliding concertina loading door. staff welfare facilities and sales counter. Approx. 10,639 sq.ft.

External concrete loading area and 7 dedicated parking spaces.



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Rent

£190,000 per annum

EPC

Energy Rating C



Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Legal Costs

Ingoing tenant to bear both sides reasonable related legal costs.



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Rates

Rateable value - £61,500 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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