

**Unit 2**  
**Plaza Business Centre**  
**Stockingswater Lane**  
**Enfield**  
**EN3 7PH**

**Rarely Available**  
**Freehold for Sale**

**Price £3,500,000**

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.



**Enfield**



**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



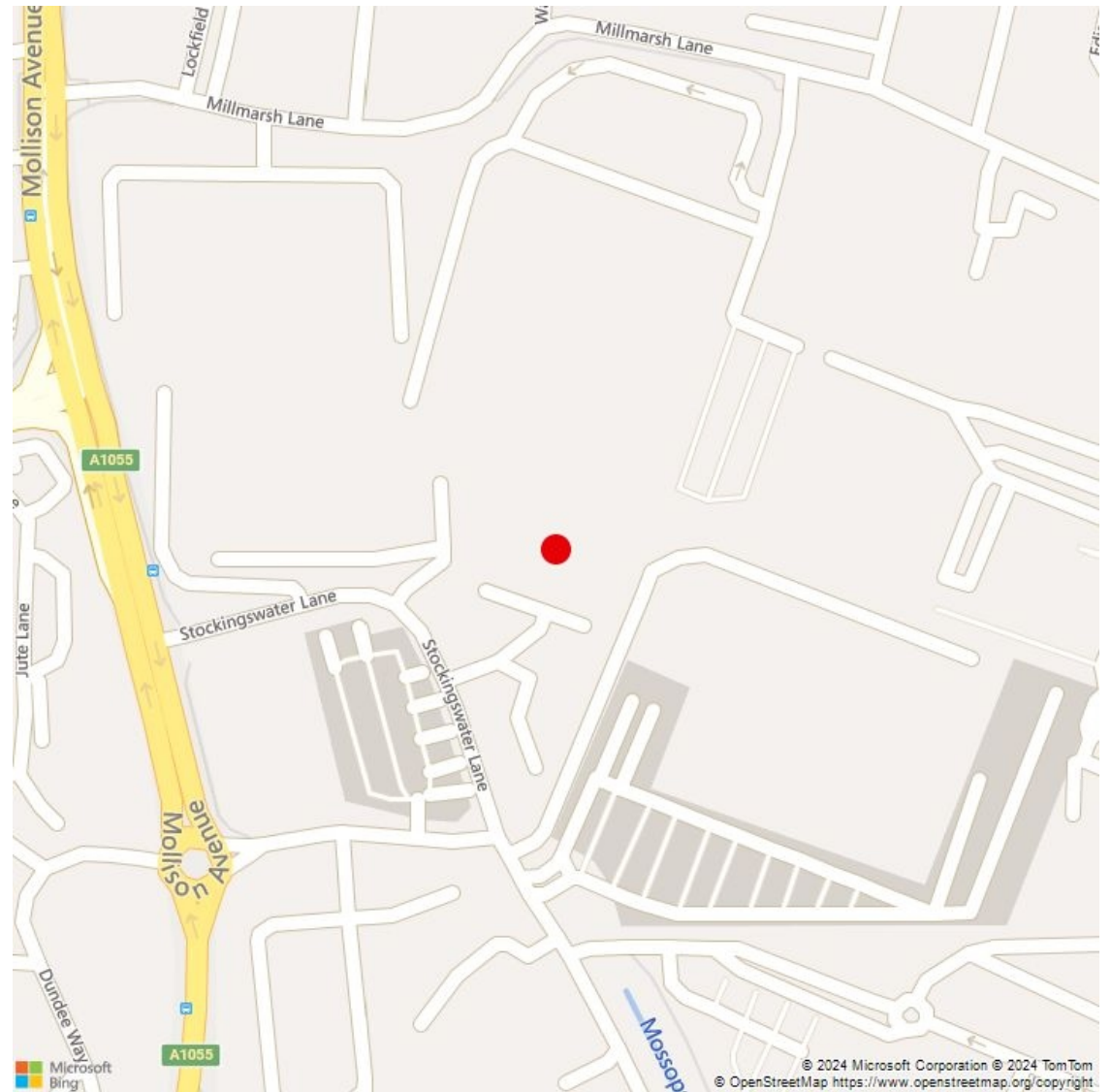
## Description

Mid-terrace warehouse unit with ancillary office and sales desk, refurbished some years ago.

Large concertina loading door.

Eaves of 4.8m, 3 phase electricity supply.

External concrete loading area and 7 dedicated parking spaces.



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## Price

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## EPC

Energy Rating C



## Tenure

Freehold

## 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 purchase price. We recommend that the prospective buyers 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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