

FOR SALE FREEHOLD

2 STOREY BUSINESS/WAREHOUSE UNIT

Approx. 12,538 sq ft (1,164.65 sq m)



1 Aden Road Enfield EN3 7SE

- DETACHED BUSINESS/WAREHOUSE UNIT
- PROMINENT POSITION ADJ. A1055 MOLLISON AVENUE
- GOOD EAVES HEIGHT TO GROUND FLOOR 5m (16ft 4 ins)
- MINIMUM 18 CAR SPACES AND SIDE YARD LOADING
- QUALITY OFFICES WITH COMFORT COOLING
- BOTH FLOORS CAN BE OPEN PLAN

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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Description

The property is a modern detached 2 storey business/warehouse unit with attractive brick elevation under a pitched steel roof and offering a generous site area for parking and loading requirements. The property benefits from an up and over loading door. Office space is LED lit with comfort cooling plus marbled reception areas all adding to a quality fit out.

Location

The premises are prominently located at the roundabout junction of the A1055 Mollison Avenue (North/South Route) and Aden Road, connecting with the A10 through to Junction 25 of the M25 which is approx. 4 miles to the north and the A406 North Circular Road approx. 2.7 miles to the south. Brimsdown and Ponders End mainline stations (London Liverpool Street – 20 minutes) are both within walking distance.



Energy Performance Certificate (EPC)

Rating: C72

The full EPC and recommendation report can be viewed and downloaded from our website

www.bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
Ground floor warehouse	5,904	548.44
First floor offices	5,904	548.44
Mezzanine Storage	780	67.77
Total approx.	12,538	1,164.65

Terms

The property is available for sale freehold offered with vacant possession.

Price upon application

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable value 2020/2021 £98,500

Rates payable £50,432

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref:

Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Contact



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Important Notice

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