



Unit 12 Riverwalk Business Park, Riverwalk Road, Enfield EN3 7QN

TO LET

Rare Modern Mid-Terrace Industrial
Unit

**3,561 Sq Ft
(331 Sq M)**

Unit 12 Riverwalk Business Park, Riverwalk Road, Enfield EN3 7QN

DESCRIPTION

The premises comprise a 3,561 sq ft modern terraced industrial unit constructed in 2007 of steel portal frame with metal clad elevations beneath a pitched roof. Internally there is a mezzanine installed to part of the warehouse with office provisions to the upper level and workshop/warehouse beneath. Externally, there is a single level access loading door, external lighting along with allocated parking and loading provision.

- ✓ Secure gated communal yard
- ✓ Sodium lighting in warehouse
- ✓ 6.47m eaves rising to 7.83m at apex
- ✓ 4 WC's
- ✓ 4 allocated parking spaces
- ✓ 3 phase power



LOCATION

The unit is located on Riverwalk Road Business Park which is situated just off Jeffreys Road which runs alongside Mollison Avenue (A1055). The North Circular Road (A406) is within 3.9 miles and Junction 25 M25 is 4.5 miles away. Brimsdown Railway Station is 0.6 miles away on foot and has half-hourly services to Liverpool Street Station. There is also a Greater Anglia service

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Warehouse	1,013	94
GF Workshop/Reception	1,014	94
Mezzanine	514	48
FF Office & Ancillary	1,019	95
Total	3,561	331

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

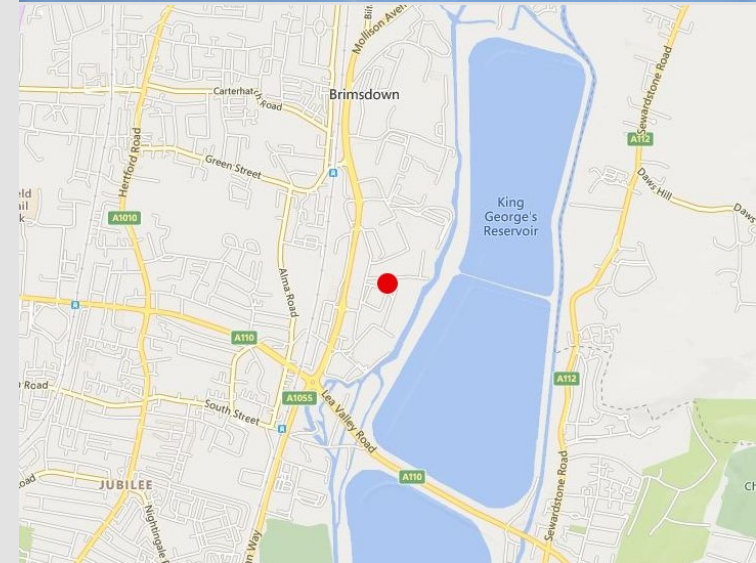
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

£65,000 per annum on a leasehold basis.

EPC EPC Rating: E(107)



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Regulated by RICS 23-Jan-2024

VIEWING & FURTHER INFORMATION

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