



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£1,100 PER MONTH

- Open yard
- Suitable for a variety of uses
- Flexible terms

UNIT 1/1A, 166 LINCOLN ROAD, ENFIELD, EN1 1LN



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

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#### Location

The premises are located in the Lincoln Road Industrial Estate, which is home to a variety of businesses. Bush Hill Park, Southbury and Enfield Town are the closest train stations and the area is served local buses. The A10, A406 and M25 are all accessible from the premises.

#### Description

Comprising an open yard of approximately 1,179 sq ft (109.5 sq m) which would suit a variety of uses.

#### Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £14,250 per annum. The lease would be outside of the Landlord and Tenant Act 1954.

#### Business Rates

Please contact us for further information.

#### Legal Costs

To be met by the ingoing Tenant.

#### Viewings

Strictly via sole agents, Clarke Hillyer on 0208 501 9220.



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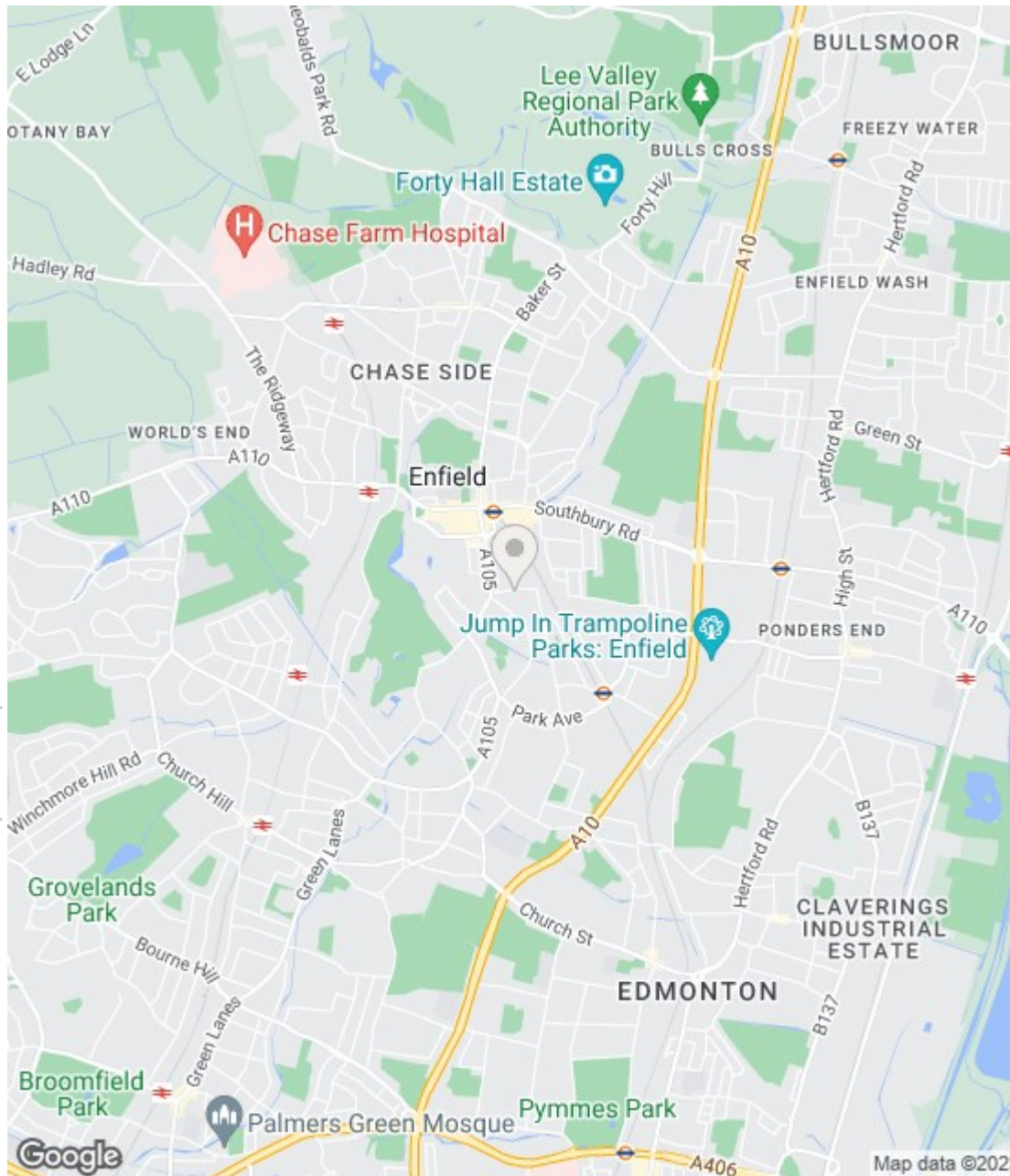
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

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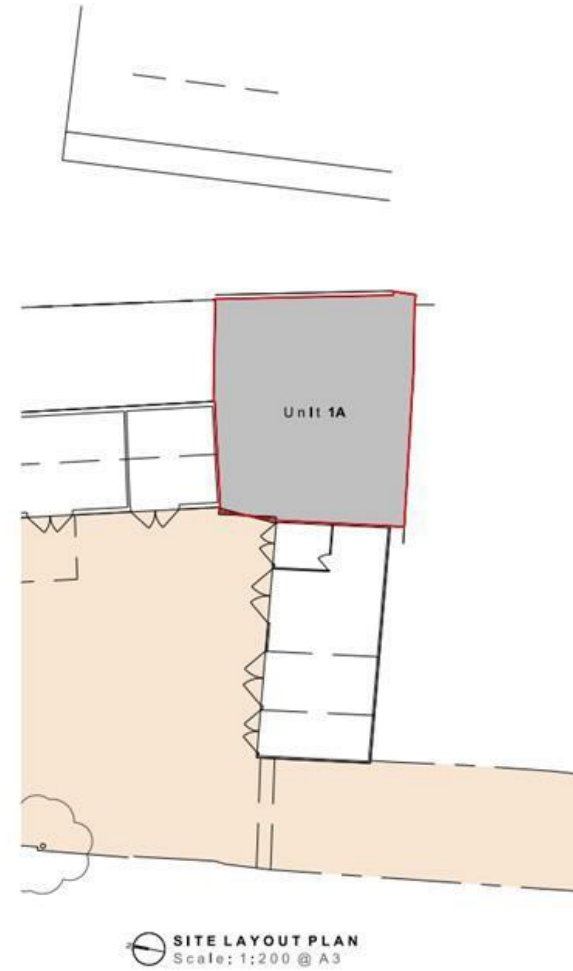
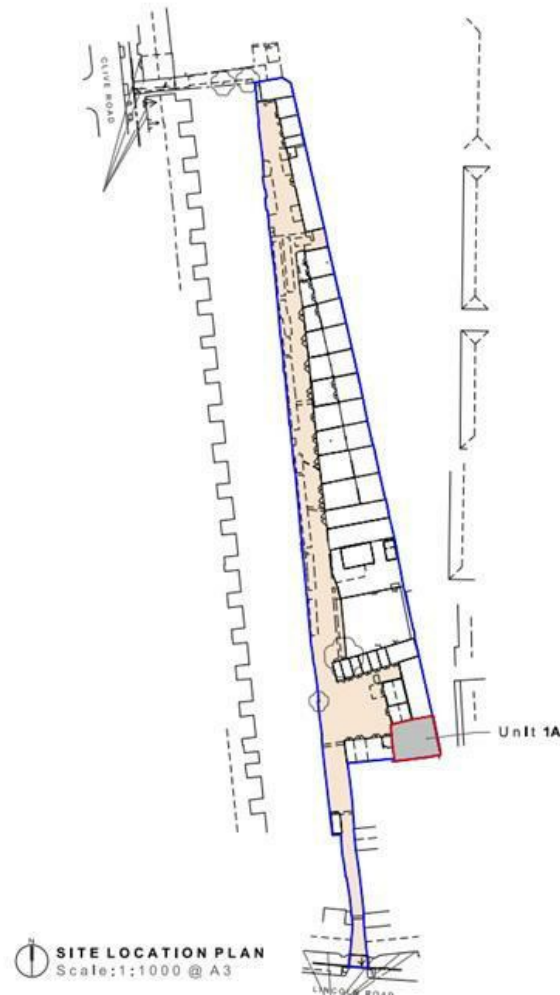
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ISSUED	
REV DATE	BY - CK
01 30.03.22	DN - CS Issued for Information
01 02.03.23	DN - CS Updated Issue

NOTES

**DRAWING KEY**

- Blue outline: Title Plan Site Boundary
- Red outline: Unit Demise Boundary
- Light blue fill: Internal Unit Area (ISA)
- Grey fill: External Unit Area
- Orange fill: Shared Accessway

**AREA SCHEDULE**

Internal ISA:	N/A
External Yard:	109.52 sq M

DRAWINGS BASED LAWSON SURVEYING SURVEY INFO

DIMENSIONS & ANY STATED AREAS ARE APPROXIMATE.

**SMITH & NEWTON ARCHITECTS**  
1914 CHARTERED SURVEYORS

4-5 Shepherd Walk, Newnton, London E14 6JG  
T +44 (0)20 8500 9807  
E S.N@smithandnewton.com W www.smithandnewton.com

Project:	Site Address:
Unit 1A	Levy St North (Site of Former Road) E14 6JG
Drawing Title:	Drawing No:
Leaseplan	EN1
Status:	Scale(s):
	at A3

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