



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£900 PER MONTH

- Commercial unit & yard
- Suitable for a variety of occupiers
- Flexible terms

UNIT 11/11A, 166 LINCOLN ROAD, ENFIELD, EN1 1LN



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

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.

COMMERCIAL

Location

The premises are located in 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 a single-storey metal corrugated industrial unit which would suit a variety of uses. The premises benefit from a 3 phase electricity supply (untested) and open yard. The premises are more particularly described as follows:

Unit: 414 sq ft (38.5 sq m).

Yard: 316 sq ft (29.4 sq m).

All measurements quoted are approximate only.

Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £10,950 per annum. The lease would be outside of the Landlord and Tenant Act 1954.

Business Rates

Enfield Council have advised us of the following:

2023 Rateable Value: £6,300

UBR 23/24: £0.499p

Rates Payable: £3,143.7

Interested parties may qualify for small business relief and are advised to ascertain current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing Tenant.

Viewings

Strictly via agents, Clarke Hillyer on 0208 501 9220.



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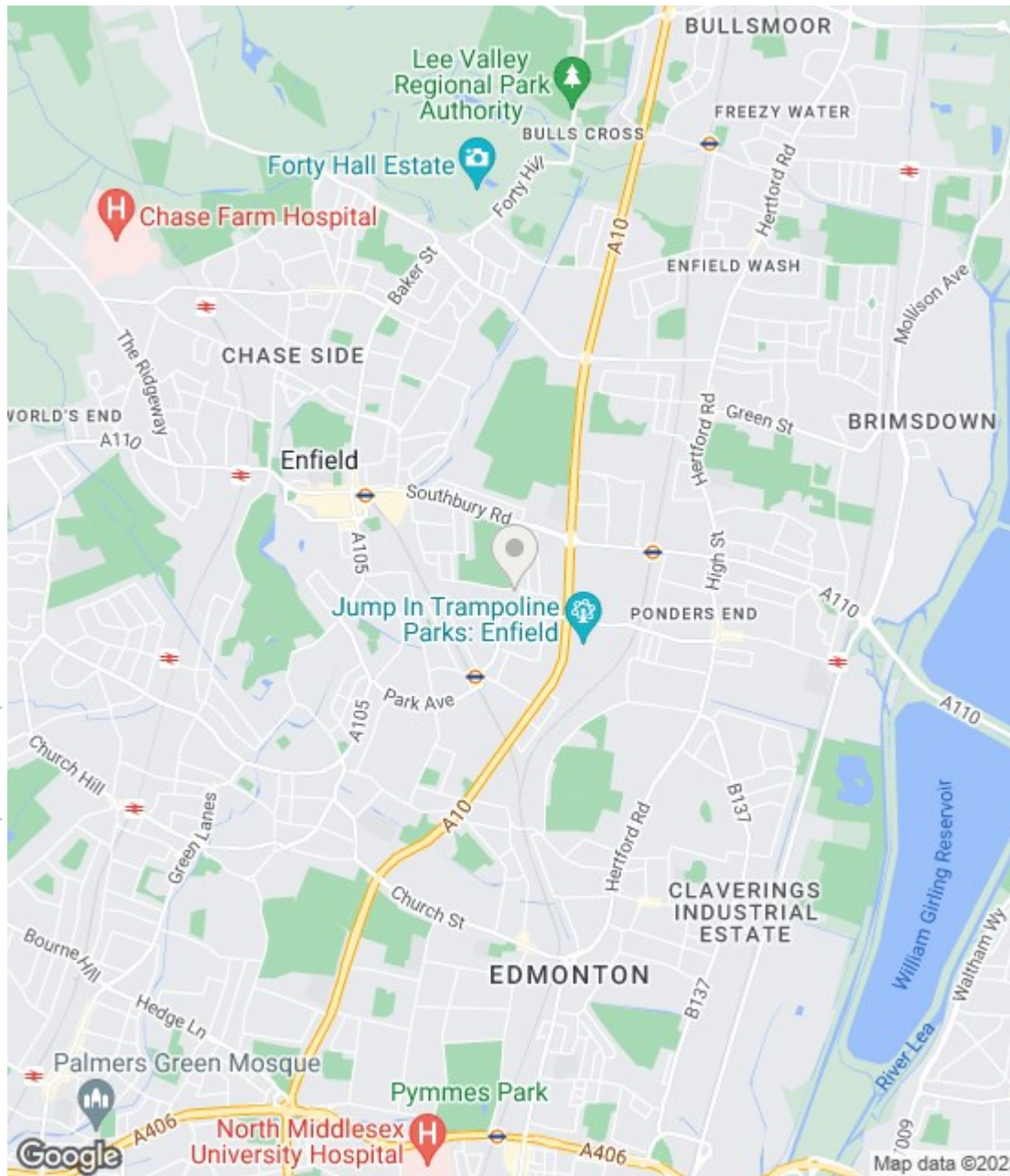
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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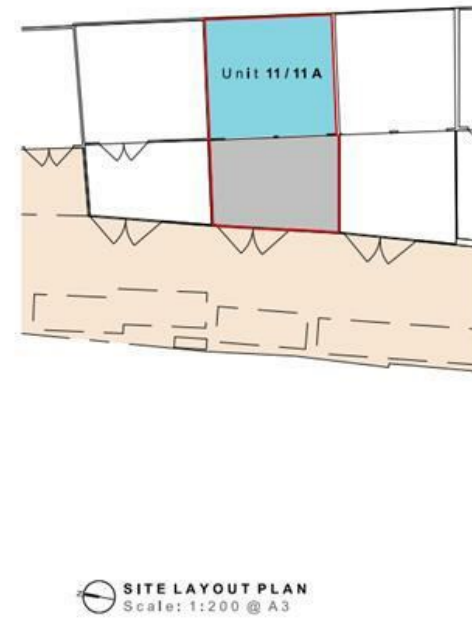
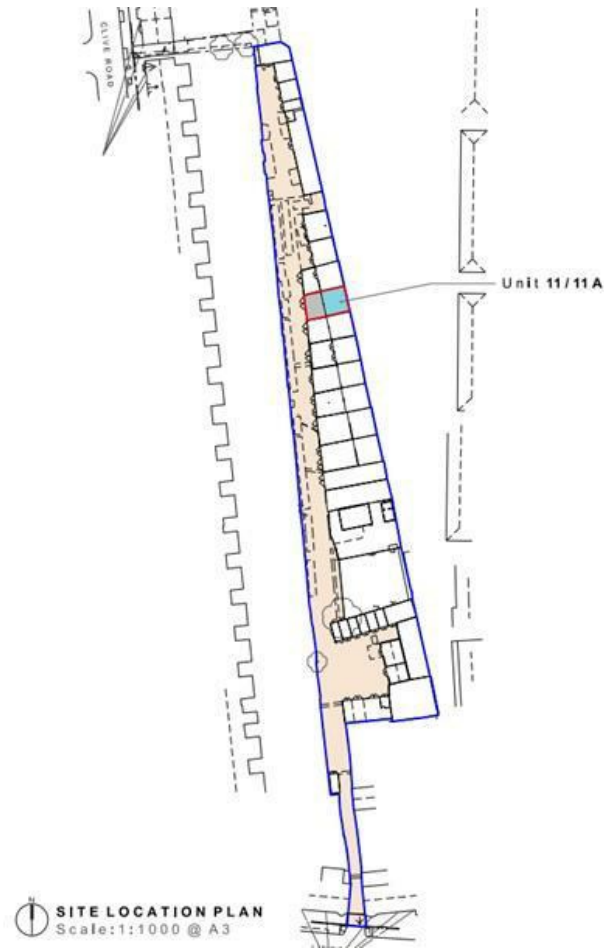
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0 20m 40m
1:1000
0 5m
1:200

NOTES:

DRAWING KEY

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

AREA SCHEDULE

Internal CIA: 38.51 sq M
External Yard: 29.39 sq M

DRAWINGS BASED LAWSON SURVEYING SURVEY INFO

DIMENSIONS & ANY STATED AREAS ARE APPROXIMATE.

SMITH & NEWTON ARCHITECTS
REG. QUALIFIED PRACTICE

A: 9 Doughty's Lane, Doughty, London E9 2JZ
T: +44 (0)20 8528 3827
E: info@smithandnewton.com W: www.smithandnewton.com

Project: Unit 11 / 11A
Site Address: Land to North Side of Lough Road, Enfield, London EN1

Drawing Title: Leaseplan
Date: _____
Scale(s): as A3

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