

# MODERN WAREHOUSE UNIT

3,972 SQ FT

TO LET

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Unit 18, Riverwalk Business Park, Riverwalk Road, Enfield, EN3 7QN

## Description

An end of terrace modern steel portal frame unit incorporating half mezzanine providing high level office space. The unit benefits from excellent natural light, 6.5m eaves, an electric roller shutter and 4 parking spaces.

## Location

Riverwalk Business Park is located off Jeffreys Road which runs parallel with Mollison Avenue (A1055) and connects northwards to the A10/M25 Junction 25 and southwards with the A406 North Circular Road. Brimsdown Railway Station is within walking distance and has regular services into London Liverpool Street with underground connections available at Tottenham Hale (Victoria Line).



# COMMERCIAL PROPERTY SPECIALISTS

## Amenities

4 parking spaces  
Ground and first floor office space  
WCs and shower  
Passenger and goods lift  
Kitchen  
6.5m eaves height

## Floor Area

Floor areas are gross internal and approximate only.  
Ground Floor Warehouse: 2,788 sq ft  
First Floor Mezzanine: 1,184 sq ft  
**Total: 3,792 sq ft**

## Terms

The property is available on a 3, 5 or 10 year lease terms

## Rent

£20 per sq ft per annum exclusive.

## Business Rates

Rates payable are £19,882.50 per annum.

## Legal Costs

Each party is to bear their own legal costs.

## Energy Performance Assessment Rating

To be advised

## Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



**BEN PATER**

020 8342 2700  
ben@sbhpageread.co.uk



**CLIFF BONNETT**

020 8342 2700  
cliff@sbhpageread.co.uk

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COMMERCIAL PROPERTY SPECIALISTS  
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