

## FOR SALE – FREEHOLD INDUSTRIAL UNIT



### Unit 5, Leaside Business Centre, Enfield, EN3 7BJ

2,819 Sq. Ft (261.89 Sq. M)

£680,000 Exclusive

- Rare freehold opportunity
- Forecourt loading and parking for 6 cars
- Three phase power
- All main services connected
- Roller shutter loading door

**Location:**

Located within Leaside Business Centre which is situated at the eastern end of Millmarsh Lane adjacent to the River Lea. Millmarsh Lane is approached from the A1055 Mollison Avenue (north/south route) which provides direct access to the M25 (Junction 25) to the north and to the North Circular Road (A406) to the south.

**Description:**

Forms part of a development of 8 units constructed in the late 1980's with part brick & part profile cladding elevations under a pitched and corrugated roof. The property is currently arranged to provide open plan workshop area (two thirds full height) with ancillary partitioned office and mezzanine storage space. The unit benefits from a roller shutter security door, separate personnel door, W/C, and shower room, suspended fluorescent lighting, perimeter CAT 5 data trunking, 3-phase power, gas blower heating, and forecourt loading and parking for 6 cars.

**Terms:**

The freehold interest is to be sold with vacant possession at a price of £680,000 exclusive.

**VAT:**

This property is not currently elected for VAT and therefore, not payable on the purchase price.

**EPC:**

Awaited

**Accommodation:**

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground Floor workshop	2,188	203.27
First Floor mezzaine	631	58.62
<b>Total</b>	<b>2,819</b>	<b>261.89</b>

Areas quoted are approximate and should not be held as 100% accurate.

**Business Rates:**

From enquiries we understand that as of 1<sup>st</sup> April 2023 the ratable value to be £25,000 giving a rates payable in the order of £12,275\*

\*Interested parties are urged to contact the Local Authority for more information.

**Viewings:**

For viewings and further information please contact the sole agents:

**Chris Richards**

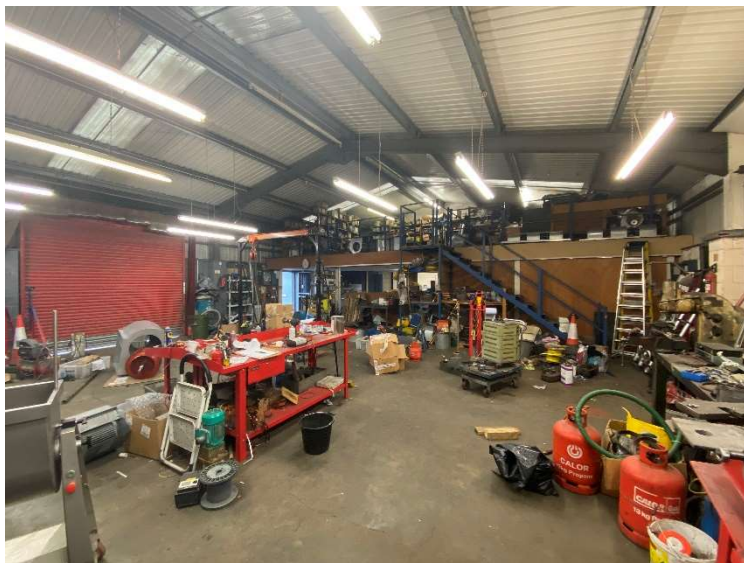
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