

## TO LET – LIGHT INDUSTRIAL UNIT



### **Unit 6 Waterways Business Centre, Navigation Drive, Enfield, EN3 6JJ**

**2,429 Sq. Ft (225.69 Sq. M)**

**Rent On Application**

- Attractive industrial unit in landscaped estate
- Good estate parking
- Minimum eaves height of 4.88m
- 3-phase Electrics
- Roller shutter door
- Estate Manager

**Location:**

The property is located on Navigation Drive just off of Mollison Avenue and is within 2 miles of Junction 25 of the M25 and the A10. Enfield Lock Railway Station is approximately 0.5 miles to the north west and Turkey Street Overground Station is within 1.5 miles.

**Description:**

Comprises an attractive, detached warehouse of steel portal frame construction and benefits from a roller shutter door 3.96m high x 2.9m wide and a minimum eaves height of 4.88 metres rising to 7.62 metres at the ridge. There are first floor offices which benefit from air conditioning, suspended ceiling and cat v data cabling.

**Terms:**

Available by way of a new full repairing and insuring lease on terms to be agreed.

**Rent:**

On application.

**VAT:**

Plus VAT at the appropriate rate where applicable

**Estate Charge:**

There is a charge payable for the repair and maintenance of the estate. Further information is available on request.

**Accommodation:**

The property has been measured in accordance with the RICS Property Measurements Standard 6<sup>th</sup> Edition on a gross internal (GIA) basis.

Accommodation	Sq Ft	Sq M
Ground Floor Warehouse	1,607	149.33
First Floor Offices	822	76.36
<b>Total</b>	<b>2,429</b>	<b>225.69</b>

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

**Business Rates:**

From verbal enquiries with the Local Authority we are advised that the rateable value is £23,000 with rates payable in the order of £11,500 per annum.

**EPC:**

D-80

**Viewings:**

For viewings and further information please contact:

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