

TO LET – LIGHT INDUSTRIAL UNIT



16 Riverwalk Business Park, Enfield, EN3 7QN

2,539 Sq. Ft (235.88 Sq. M)

£50,000 per annum exclusive

- 24/7 Access
- 6.5m eaves
- 3 parking spaces
- 3-phase Electrics
- Established industrial location
- Estate Manager

Location:

The property is located on Riverwalk Road Business Park which is situated on Jeffreys Road running adjacent to Mollison Avenue in the industrial area of Enfield. There are good road links with the A10 and M25 being approximately 2.5 miles to the north west. Brimsdown Railway Station is within walking distance.

Description:

Comprising a modern purpose built industrial unit benefitting from a minimum eaves height of 6.5m, high bay sodium lighting and a heavy duty mezzanine.

Terms:

To be let on a new effective full repairing and insuring lease for a term to be agreed at a rental of £50,000 per annum exclusive.

VAT:

Plus VAT at the appropriate rate where applicable

Business Rates:

From verbal enquiries with the Local Authority we are advised the rateable value is £25,500 with rates payable in the order of £12,500 per annum.

Interested parties are urged to contact the Local Authority for further information.

Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition on a gross internal basis.

Accommodation	Sq Ft	Sq M
Ground Floor	1,438	133.62
First Floor	1,101	102.26
Total	2,539	235.88

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

EPC:

D-90

Viewings:

For viewings and further information please contact:

Hugo Harding

07425 243 317

hugo.harding@kirkbydiamond.co.uk

Paul Quy

07917 268 653

paul.quy@kirkbydiamond.co.uk

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