

TO LET – LIGHT INDUSTRIAL UNIT



16 Riverwalk Business Park, Enfield, EN3 7QN

2,254 Sq. Ft (209.42 Sq. M)

£43,000 per annum exclusive

- 24/7 Access
- 6.5m eaves
- 4 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:

The property comprises a modern end of terraced industrial unit of steel portal frame construction beneath a pitched and profile metal clad roof along with metal clad elevations. There is a pedestrian entrance to the left-hand side of the front elevation along with manual roller shutter door of to the right-hand side that is 5.95m in height and 2.89m wide. Internally, there is a WC to the rear along with a kitchenette. There is a heavy duty mezzanine at the rear on which a small office has been constructed.

Terms:

To be let on a new effective full repairing and insuring lease for a term to be agreed at a rental of £43,000 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 £26,750 with rates payable in the order of £13,500 per annum.

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	1,517	140.89
First Floor	738	68.53
Total	2,254	209.42

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

EPC:

C-59

Viewings:

For viewings and further information please contact:

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