



Crossfield Chambers, 5 Gladbeck Way, Enfield, EN2 7HT
Well-Located Freehold Office Building with Development Potential **Offered for Sale**

GLPG

Summary

Freehold four-storey office building with 21 car parking spaces, offered for sale with vacant possession from September 2024

- ▶ Total net internal area **(NIA): 703.5 sqm (7,572 sqft)**
- ▶ Total gross internal area **(GIA): 843 sqm (9,074 sqft)**
- ▶ The entire building is let on an **FRI lease until 28th September 2027** at a current rent of **£114,000 per annum**
- ▶ **The tenant has exercised the break option** contained in the lease, thereby bringing the **existing lease to an end on 29th September 2024**
- ▶ The building may be **suitable for conversion to residential use under Permitted Development Rights**, subject to obtaining all necessary consents
- ▶ The property is a **2-minute walk from Enfield Chase Overground Station**
- ▶ **For sale freehold with vacant possession**





Description

The property is located approximately a quarter of a mile west of Enfield Town Centre, which offers a wide range of shopping and hospitality amenities. Enfield Chase Overground Station and a Little Waitrose are within 100 meters.

The property is self-contained, featuring attractive brick elevations, and offers accommodation over the ground and three upper floors, extending to 703.5 sqm (7,572 sqft) NIA and 843 sqm (9,074 sqft) GIA.

The property benefits from a passenger lift servicing all floors and 21 designated parking spaces in the adjoining car park.

The entire building is let on an FRI lease until 28th September 2027 at a rent of £114,000 per annum. The tenant has exercised a break option under the lease, which will take effect on 29th September 2024.

As offices, the premises have a current ERV in the region of £150,000 per annum.

There is potential to convert the existing office building into residential units and add more floors, subject to obtaining all necessary consents. The property could also lend itself to alternative uses, such as medical or educational.

Internal Images



Location

Enfield is a vibrant and historic town in North London, located approximately 12 miles north of Charing Cross.

The property is ideally situated for a diverse range of shopping, dining, entertainment, and leisure options. Palace Gardens Shopping Centre, with a variety of high street retailers, is a 12-minute walk away. There are pubs, cafes, and restaurants near the property.

The town features several fitness centres, a library, and other community facilities, as well as numerous parks and recreational areas.

The community is well-served by quality schools and healthcare facilities.

The area boasts excellent transport links. The property is only a 2-minute walk from Enfield Chase Train Station, with a 35-minute journey into Moorgate via Finsbury Park and Highbury & Islington.

The area is also well-served by local bus routes. Junctions 24 and 25 of the M25 are both approximately three miles to the north, and the A10 is two miles to the east.

Key Distances

- **Little Waitrose & Partners:** 0.1 mile
- **Enfield Chase Station:** 0.1 mile
- **Lux Fitness Enfield:** 0.2 mile
- **Enfield Town Park:** 0.4 mile
- **Enfield Grammar School:** 0.5 mile
- **Palace Gardens Shopping Centre:** 0.5 mile
- **Chase Farm Hospital:** 1.3 miles
- **Trent Country Park:** 2.0 miles



Crossfield Chambers

Little Waitrose & Partners

Tesco Express

Chase Green Gardens

Enfield Grammar School

The Millennium Fountain

Lux Fitness Enfield

Enfield Chase Station

Enfield Town Library

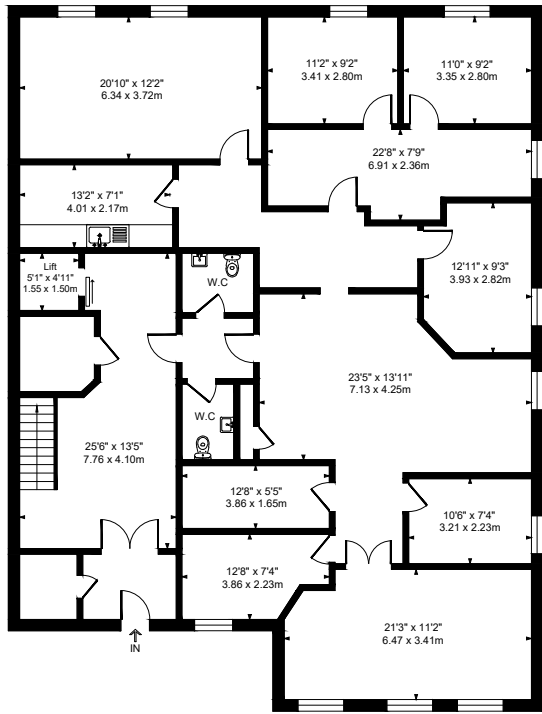
Palace Gardens Shopping Centre

Bush Hill Park Golf Club

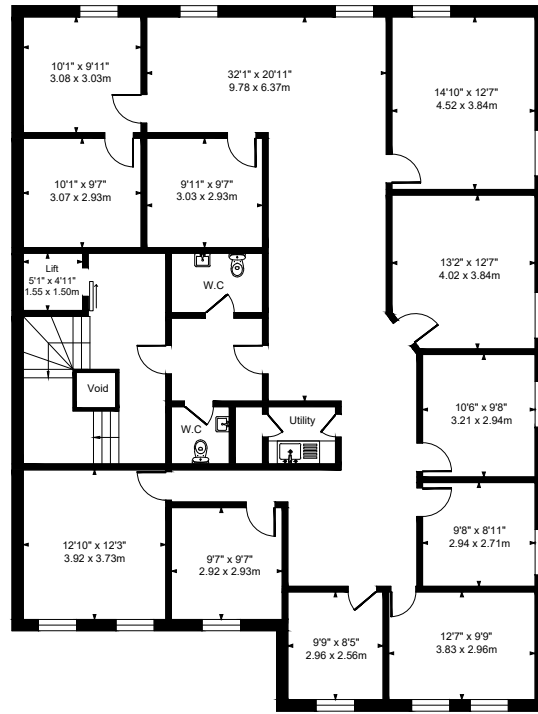
Town Park



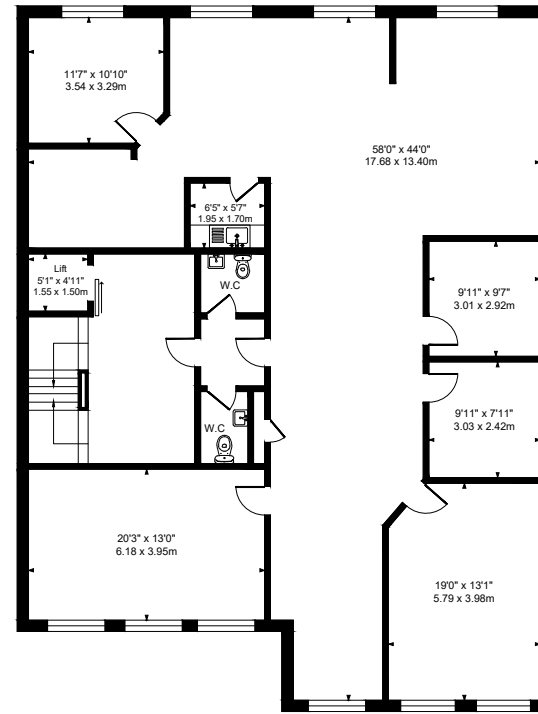
Existing Floor Plans



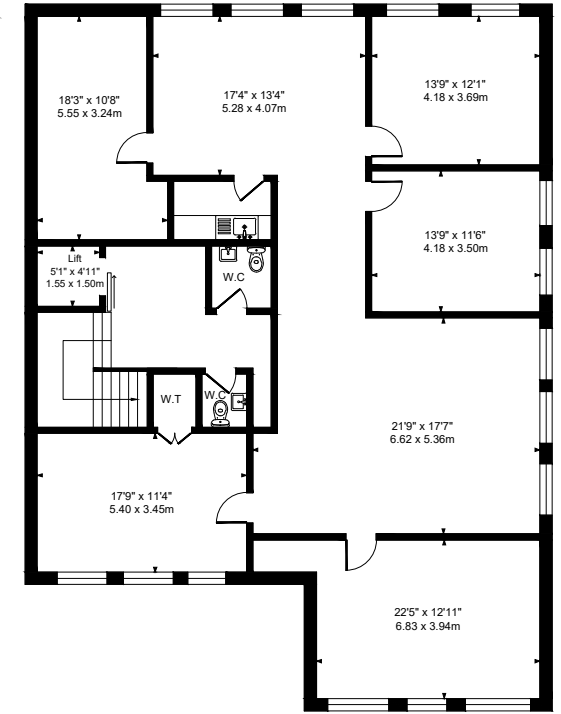
Ground Floor



First Floor



Second Floor



Third Floor

Outline of the 21 parking spaces



Gross Internal Floor Areas

Floor	Sqm	Sqft
Ground	216	2,325
First	218	2,347
Second	219	2,357
Third	190	2,045
Total	843	9,074

Method of Sale

The property is for sale freehold at Offers Over £2,000,000, subject to contract.

VAT

The property is not elected for VAT.

Further Information

Business Rates: The property has a rateable value for 2023/2024 of £81,500.

EPC rating: E

Legal costs: Each party to be responsible for their own legal costs.

Further information and associated documents can be found by visiting:

www.glpj.co.uk/crossfield-chambers/

Debt Advisory

GLPG's Debt Advisory Team, **GL Capital**, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the GL Capital team on 0203 336 7377 or email capital@glpg.co.uk.

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