



**FREEHOLD FOR SALE  
INDUSTRIAL BUILDING  
WITH PLANNING**

95 Lockfield Avenue Enfield EN3 7PY



**Murray Commercial**  
Property Consultants



# Of Interest To Investors, Developers and Owner Occupiers

- Vacant Possession
  - VAT Free
  - 3 Phase Power
- 1.1 Miles From Enfield Lock Station
  - 7.2m Eaves Height
    - Yard

- 6248 Sq Ft Of Existing Space With Planning For An Additional 2088 Sq Ft  
- Potential For Mezzanines To Create A Total Unit Of Over 12,000 Sq Ft

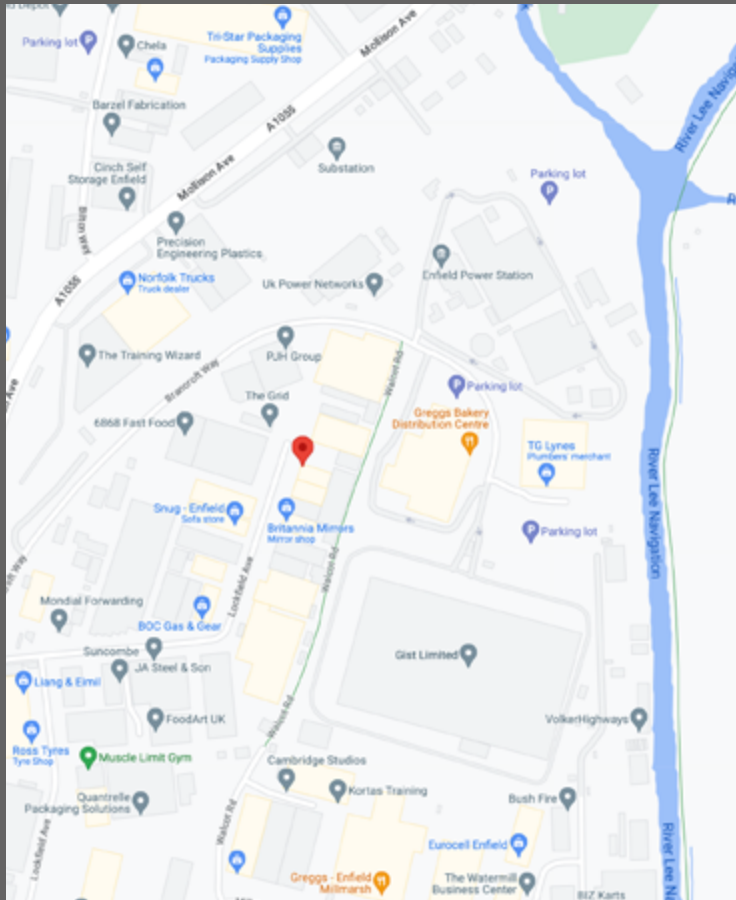


## LOCATION

The property is situated at the northern end of Lockfield Avenue, in Brimsdown. The A1055 links with the A406 North Circular Road to the South and junction 25 of the M25 motorway just 1/4 Mile north. Brimsdown Train station is approximately a 6 minute walk away which provides access to Tottenham Hale (Victoria Line) and London Liverpool Street (National Rail).

Local bus routes to the site include routes 307 and 491.

Major surrounding occupiers include Amazon, Gist (Marks & Spencer), Makro, DHL and Fed Ex.



## BUSINESS RATES

The property is in an area administered by the London Borough of Enfield. The VOA website shows the current Rateable Value is £33,000 giving rise to rates payable of approximately £17,500 per annum.

Please note incoming purchasers should take their own advice as to the likely rates for any completed scheme.

## EXISTING BUILDING

The building comprises an industrial warehouse of 6,248 ft<sup>2</sup> (580.46m<sup>2</sup>) with office accommodation over ground and mezzanine floors. The property has 2 loading doors with external loading and self-contained parking.

## OPPORTUNITY/PLANNING PERMISSION

Planning consent was granted on 28th April 2023 for a two storey front and side extension. The extensions provide an additional 2088 sq ft of space.

The enlarged unit will have a ceiling height of 7.2 metres. Assuming a 50% ratio to floor area we see a unit of 12,380 sq ft can be created.

## TENURE

Freehold

## PRICE

Offers in excess of £1,600,000.



PROPOSED BLOCK PLAN - CGI visualisation







## FLOOR AREA

Existing Ground Floor	5274 sq ft
Existing Mezzanine*	974 sq ft
Total:	6,248 sq ft

Proposed Ground Floor	8253 sq ft
Proposed Mezzanine*	4126 sq ft
Total:	12,380 sq ft

\* The planning does not include the Mezzanine but in nearly all situations a Mezzanine will not require an additional planning consent.



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:  
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