



Freehold For Sale Industrial Building

85 Lockfield Avenue Enfield EN3 7PY



Murray Commercial
Property Consultants



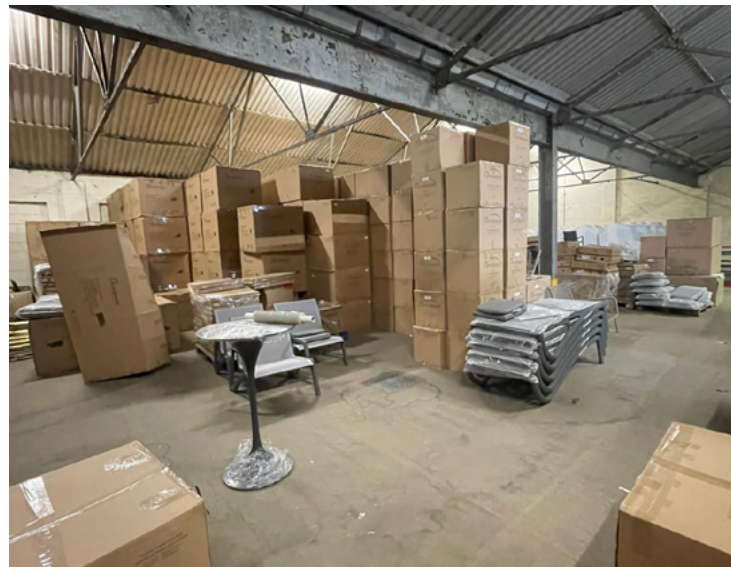
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Rare Freehold Opportunity Suitable For Owner Occupiers

- Vacant Possession
 - VAT Free
 - 3 Phase Power
- 0.6 Miles from Brimsdown Train Station
 - Offices
 - Yard

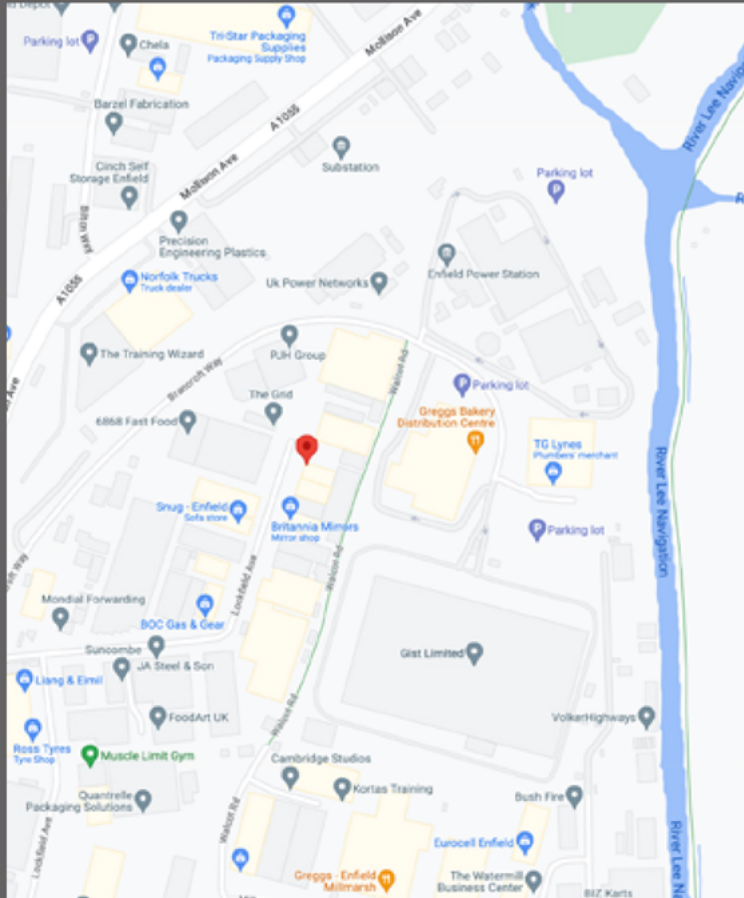


LOCATION

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 £41,250 giving rise to rates payable of approximately £21,000 Per annum.

FLOOR AREAS

The property comprises an industrial warehouse with ancillary office accommodation. The property has loading doors with a covered loading area.

The areas provided by the vendor are as follows:

	M ²	Ft ²
Ground Floor Factory	472.26	5082
Mezzanine	418.46	4503
Office	141.72	1525
Total	1032.43	11,110



TENURE

Freehold

PRICE

£1,600,000.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:
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