

# FOR SALE



## Unit 5 Sovereign Business Centre, Stockingswater Lane, Enfield, EN3 7JX

3,470 SqFt (322.36 SqM)

Price On Application

### Attractive Two Storey Office/Business Unit

- Located just off Mollison Avenue (A1055 North/South Route)
- Ground & First Floor Office Inc Part Ground Floor
- Disabled access
- Minimum 7 car parking spaces
- Cat 5 cabling
- Comprehensive security system with CCTV

## Location

The premises are located on the east side of Stockingswater Lane close to its junction and visible from the A1055 Mollison Avenue (north/south route) which connects northwards to the A10/M25 at junction 25 and southwards with the A406 North Circular Road.

Brimsdown Railway Station is within 5 minutes walking distance and has regular services into London Liverpool Street with underground connections available at Tottenham Hale (Victoria Line).

## Description

The premises comprises a semi-detached office/business building over two floors with the benefit of an up and over loading door to the ground floor serving a small storage facility capable of being increased.

There is a minimum of 7 car parking spaces together with a loading forecourt.

The offices provide a number of glass partitioned rooms plus open plan areas and are fitted out to a very good standard.

## Terms

The premises are to be sold freehold.

Price on application.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

From enquiries we understand that from April 2023 the offices will have a rateable value of £36,750 with rates payable in the order of £18,400 per annum.

Interested parties are advised to contact the relevant Local Authority.



## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor Offices (Inc 276 sq ft stores)	161.18	1,735
First Floor Offices	161.18	1,735
<b>Total</b>	<b>322.36</b>	<b>3,470</b>

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

## EPC

C-53

## Viewings

For viewings and further information please contact:

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