

TO LET



Unit 2 Enterprise Works
284A Alma Road
Enfield
EN3 7BB

Industrial | Warehouse Unit
3,917 SqFt (364.0 SqM)

- Industrial | Warehouse use
- Previously used as a garage
- Established motor trade may be considered
- Large forecourt & 2 roller shutter doors
- First floor storage area

Location

Situated on the west side of Alma Road and a few hundred meters from Green Street linking with the A1055 Mollison Avenue (north/south route) which provides access to Jct 25 of the M25 to the north and A406 North Circular Road to the south.

Ponders End and Brimsdown Overground stations (Liverpool Street 30 mins approx.) are within ½ mile of the property.

Description

An end of terrace industrial/warehouse unit forming part of a wider popular industrial estate.

Parking and servicing are available at front and side of the unit. The space is L shaped and has the benefit of 2 loading doors.

Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed, at a rental of £58,800 per annum exclusive.

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 £26,000 with rates.

Interested parties are advised to contact the relevant Local Authority

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Floor Area (NIA/GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Accommodation	Sq M	Sq Ft
Ground Floor	232.75	2,505
First Floor	131.25	1,412
Total	364.00	3,917

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

EPC

D-86

Viewings

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