

FOR SALE FREEHOLD



284-286 Alma Road, Enfield, EN3 7BB

5,076 SqFt (471.56 SqM)

£1,400,000 Exclusive

Industrial/Warehouse Unit

- 11 Car Spaces (minimum)
- 3 Loading Doors
- Eaves height 12ft 10ins (3.91m) and apex 20ft 3ins (6.18m)
- Security shutters
- 3 phase power

Location

The property is 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

The premises comprise an end of terrace industrial/warehouse unit forming part of a wider estate.

Parking and servicing are available at front and side of the unit. The space is L shaped and has the benefit of 3 loading doors.

There are mezzanine areas available if required.

Terms

The premises are to be sold with vacant possession at a freehold price of £1,400,000 exclusive.

VAT

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

Business Rates

Rateable Value – £41,500

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 Ind/WH/Office	471.56	5,076
Additional Mezzanine Areas Available		
Total	471.56	5,076

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

EPC

TBA

Viewings

For viewings and further information please contact:

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