

TO LET



316-326 Southbury Road
Enfield
EN1 1TS

Open Storage 30,000 SqFt (2787 Sq M)
Warehouse/ Workshop 3,000 SqFt (278 Sq M)

- Yard / warehouse / storage building
- Available to Lease on a short-term basis
- Great transport connectivity
- 11 miles North of Central London

Location

The subject site is located on Southbury Road (A110) in Enfield, approximately 11 miles (17.7 km) to the north of Central London. The site is situated within a cluster of industrial and logistics buildings, with surrounding occupiers including Waitrose & Partners, B&Q, Travis Perkins and DHL. The site benefits from good transport connectivity, with it having direct access onto the A110, which feeds directly onto the A10 and Junction 25 of the M25 (c. 2.9 miles away). The site can also be easily accessed by rail, with Southbury Overground Station providing a regular service to London Liverpool Street in c.30 minutes. This station is only 0.1 miles away (2 minutes), thereby being accessible by foot.

Description

The site measures c.1.21 acres in total (including main office/ showroom building) as well as two small office / warehouse storage facilities. The site is rectangular in shape with water and power amenities readily connected.

Terms

The property is available on a short-term Leasehold basis. Terms and further information are available upon application.

VAT

TBC

Business Rates

Rateable Value - £ On application

Interested parties are advised to contact the relevant Local Authority.

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Floor Area (GIA)

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

Accommodation	Sq Ft	Sq M
Yard area	30,000	2787.09
Warehouse / storage building	3,000	278.70
Total	33,000	3,065

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

EPC

TBC

Viewings

For further details please contact;

Paul Quy

07917 268 653

Paul.quy@kirkbydiamond.co.uk

Eamon Kennedy

07887 835 815

Eamon.kennedy@kirkbydiamond.co.uk

