

TO BE REFURBISHED
WAREHOUSE/INDUSTRIAL BUILDING WITH OFFICES

3,675 sq ft (341 sq m)

Unit 6, Watermill Business Centre, Edison Road, Enfield EN3 7XF

TO LET

s|b|h

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Description

The unit forms part of the Watermill Business Centre a modern development of high quality light Industrial/warehouse buildings. The building is an end of terrace warehouse of steel portal frame construction, with integral offices on the ground and first floor. The offices are carpeted with suspended ceiling and recessed lighting.

Location

The property is situated within the Watermill Business Centre in Edison Road at the junction with Millmarsh Lane off the A1055 Mollison Avenue 3 miles south of the M25 (junction 25) and 3 miles to the north of the A406 North Circular Road.

Brimsgate station is within walking distance and provides regular overland services to Liverpool Street via Tottenham Hale (Victoria Line).



Pictures taken prior to recent letting

Amenities

- Minimum eaves height 5.6m
- Refurbished
- Male and Female WC's
- High bay lighting
- 3 phase electricity
- 7 parking spaces
- Electric loading door

Accommodation

We have measured the building in accordance with the RICS code of measurement on a gross external basis and calculate the following area:

TOTAL 3,675 sq ft (341 sq m)

Lease

The unit is available on a full repairing and insuring lease for a term by negotiation.

Rent

£66,500 p.a.x.

Business Rate

The property has a rateable value for 2023/2024 of £36,000.

Energy Performance Rating

+



Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



BEN PATER

020 8342 2700

ben@sbhpageread.co.uk



CLIFF BONNETT

020 8342 2700

cliff@sbhpageread.co.uk

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