

SURFACED OPEN STORAGE SITE OF 0.823 ACRES

WITH WORKSHOP OF 3,129 SQ FT

TO LET

s|b|h

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32 Crown Road, Enfield, EN1 1TH

Location

Enfield is located 12 miles north of London. The site is situated on Crown Road close to Enfield Retail Park, within ½ a mile of the A10 Great Cambridge Road, 2 miles south of the M25 (J25) and 4 miles north of the A406 North Circular Road.

Southbury Road overground station is within ½ a mile and provides regular services to Liverpool Street via Seven Sisters (Victoria Line).

Nearby occupiers include CCF, Renault, DHL, B & Q, Sainsbury's, Selco and Waitrose.

Description

The site comprises approximately 1 acre of securely fenced surfaced land with self-contained access from Crown Road. There is ancillary workshop space of 3,129 Sq ft.



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Accommodation

Site area 0.823 acres.
Workshops 3,129 sq ft

Lease

The site is available on a sub-lease for a term of 5 years outside the Landlord & Tenant Act 1954.

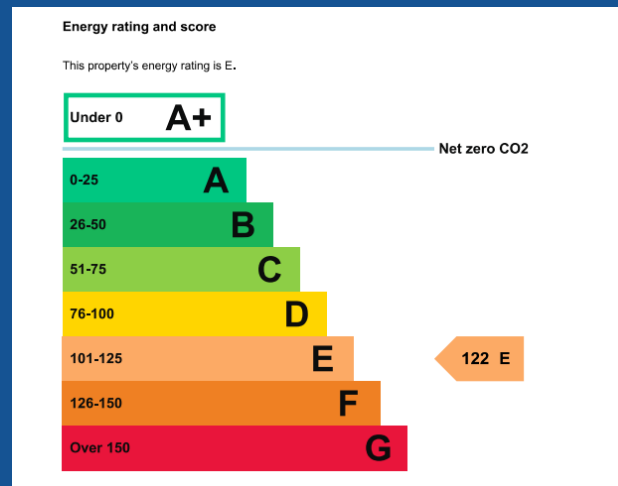
Rent

£275,000 per annum exclusive.

Business Rates

To be assessed.

EPC



Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

Viewing/Further Information:

Strictly by appointment through joint sole agents sbh Page & Read:



CLIFF BONNETT
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sbh Page & Read conditions under which particulars are issued.

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