

## FOR SALE / TO LET

### SINGLE STOREY INDUSTRIAL/WAREHOUSE

**223.66 SQ M - 573.56 SQ M**  
**2,407 SQ FT - 6,173 SQ FT**



**14 ADEN ROAD  
ENFIELD  
EN3 7SY**

See important notice overleaf

# 020 8367 5511

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## 14 ADEN ROAD, ENFIELD, EN3 7SY

<b>DESCRIPTION &amp; SITUATION</b>	This building is prominently situated in Aden Road just off Suez Road which links up with Mollison Avenue (A1055) close to the junction with the A110 which links up with Enfield Town Centre. Ponders End railway station and Brimsdown are both within easy reach.		
	This building is of single storey construction in two bays with parking on the front and a small area of land at the side. Available as a whole or Bay 1 individually.		
<b>FEATURES</b>	<input type="checkbox"/> <b>EXCELLENT LOCATION FOR ACCESS TO M25 (JUNCTION 25) AND A406 NORTH CIRCULAR ROAD</b>		
	<input type="checkbox"/> <b>EXCELLENT UNIT FOR TRADE COUNTER OPERATION, SUBJECT TO ANY NECESSARY CONSENT</b>		
	<input type="checkbox"/> <b>TWO BAY BUILDING WITH GOOD HEADROOM</b>		
<b>FLOOR AREAS</b>	Floor areas are gross internal and approximate only		
		<b>(sq m)</b>	<b>sq ft</b>
	Bay 1	350.02 sq m	3,767 sq ft
	Bay 2	223.66 sq m	2,407 sq ft
	<b>Total Gross Internal Area</b>	<b>586.68 sq m</b>	<b>6,174 sq ft</b>
<b>TERMS</b>	A new fully repairing and insuring lease for a term by arrangement with upward only rent reviews every 5th year.		
<b>PRICE</b>	Offers in the region of £525,000.00 plus VAT if applicable		
<b>RENT</b>	Whole building £35,000 per annum exclusive. BAY 1 ON APPLICATION SUBJECT TO CONTRACT		
<b>RATES</b>	Rateable value £39,750 Rates payable 2011/2012 £17,211.75		
<b>LEGAL COSTS</b>	Both parties' legal costs to be borne by the ingoing tenant.		
<b>VIEWING</b>	Strictly by appointment through BOWYER BRYCE Paul Quy 020 8370 2539 paul.quy@bowyerbryce.co.uk		
Ref: 012232			

### Important Notice

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