

TO LET
WAREHOUSE/OFFICES
980.15 Sq M (10,550 Sq Ft)
ON 1.16 ACRES



83 BILTON WAY
ENFIELD EN3 7NH

See important notice overleaf

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DESCRIPTION & SITUATION

A modern warehouse and a small garage workshop facility located at the very rear boundary of the site which abuts the main railway line. Redecorated offices and extensive concreted parking and open storage areas. Fully fenced site with two access points. The premises are located on the western side of Bilton Way just north of its junction with the A1055 Mollison Avenue which provides ease of access to Junction M25 of the M25 to the north and the A406 North Circular Road at Edmonton in the south.

FEATURES

- A RARE OPPORTUNITY TO ACQUIRE A SITE WITH EXTENSIVE PARKING AND OPEN STORAGE AREAS.**
- MODERN SINGLE STOREY WAREHOUSE ON THE REAR BOUNDARY TOGETHER WITH A SMALL GARAGE/WORKSHOP FACILITY**
- REFURBISHED OFFICES**

FLOOR AREAS

All dimensions and areas are approximate only

Ground Floor Offices	326.59 sq m	3,515 sq ft
Main Rear Warehouse (incl. Mezz Offices)	575.89 sq m	6,199 sq ft
Small Rear Warehouse/Workshop	77.67 sq m	836 sq ft
Total Area	980.15 sq m	10,550 sq ft

TERMS

On a fully repairing and insuring basis for a term of 5 years without review. The lease is to be outside the Landlord and Tenant Act 1954 as amended.

RENT

£166,500 per annum exclusive SUBJECT TO CONTRACT

RATES

To be assessed

LEGAL COSTS

Both parties legal costs to be borne by the ingoing tenant.

VIEWING

Contact Sole Agents
BOWYER BRYCE
Ian Stewart or Paul Quy
020 8370 2534 / 2539
business.space@bowyerbryce.co.uk

Ref: 010572

Important Notice

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