

TO LET

MODERN WAREHOUSE UNIT

2,213.89 SQ M (23,830 SQ FT)



UNITS 4 & 5 HASLEMERE BUSINESS CENTRE

LINCOLN WAY

ENFIELD EN1 1AY

See important notice overleaf

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UNITS 4 & 5 HASLEMERE BUSINESS CENTRE LINCOLN WAY ENFIELD EN1 1AY

DESCRIPTION & SITUATION

The property forms part of an established private estate located in Lincoln Way, close to its junction with Lincoln Road which is less than a quarter of a mile from the junction with the A10 Great Cambridge Road. Junction 25 of the M25 is approximately 2.5 miles to the North and the A406 North Circular Road is within a similar distance to the South. Southbury over ground Station (Liverpool Street) is within one mile of the property.

The premises comprise a modern terraced, single storey warehouse unit of steel portal frame construction with part brick and part profile sheet cladding elevations under a corrugated asbestos roof. There is within the warehouse a demountable small office and works room available if required.

FEATURES

- EAVES HEIGHT 5.5 M (18 FT)
- TWO LARGE CONCERTINA LOADING DOORS
- BLOWER HEATER TO WAREHOUSE
- 3 PHASE POWER
- SMALL OFFICE AND STAFF ROOM (83.1 SQ M/894 SQ FT)
- PRIVATE PARKING

FLOOR AREAS

All dimensions and areas are approximate only

Ground Floor Industrial/Warehouse	2,213.89 sq m	23,830 sq ft
Total Gross Internal Area	2,213.89 sq m	23,830 sq ft

TERMS

The premises are available by way of a new full repairing and insuring sub-lease to be contracted outside of the Landlord and Tenant Act. Subject to the status, flexible terms are available from as little as 1 year to a maximum of 7 years.

RENT

£119,150 per annum exclusive SUBJECT TO CONTRACT
(i.e. £5.00 per sq ft)

RATES

To be advised

LEGAL COSTS

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

VIEWING

Contact Sole Agents
BOWYER BRYCE
Ian Harding or Ian Stewart
020 8370 2536 / 2534

Ref: 010867

business.space@bowyerbryce.co.uk

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