

TO LET

MODERN INDUSTRIAL/WAREHOUSE

589.91 SQ M (6,350 SQ FT)



**UNIT 25 RIVERWALK BUSINESS PARK
RIVERWALK ROAD
ENFIELD EN3 7QN**

See important notice overleaf

020 8367 5511

bowyerbryce.co.uk 96 Silver Street, Enfield EN1 3TW
F: 020 8366 0818

Also at:

The Business & Technology Centre
Bessemer Drive
Stevenage, Herts SG1 2DX
T: 01438 816396
F: 01438 816396

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

UNIT 25 RIVERWALK BUSINESS PARK, RIVERWALK ROAD, ENFIELD, EN3 7QN

DESCRIPTION & SITUATION This 2 year old unit forms part of a terrace of 8 units in this highly successful scheme. The Business park is located just off Jeffreys Road which runs parallel with Mollison Avenue (A1055), which forms part of the North/South Route connecting northwards to the A10/M25 at Junction 25 and southwards with the A406 North Circular Road.

Brimmsdown Railway Station is within walking distance and has regular services into London (Liverpool Street approximately 35 minutes) with underground connections available at Tottenham Hale (Victoria Line).

- FEATURES**
- EAVES HEIGHT OF 10M (32 FT)**
 - FITTED-OUT FIRST & GROUND FLOOR OFFICES**
 - EXCELLENT ACCESS FOR HGV VEHICLES**
 - TOTALLY SELF-CONTAINED & SECURE YARD/PARKING AREA**
 - MEZZANINE FLOOR AREA 94.23 SQ M (1,014 SQ FT)**
 - GAS HEATING AND SODIUM LIGHTING TO THE WAREHOUSE AREA**

FLOOR AREAS All dimensions and areas are approximate only

	(sq m)	sq ft
Ground Floor Warehouse (including partitioned offices and canteen area of 38.56 sq m (415 sq ft))	514.94	5,543
First Floor Offices	74.97	807
Total Gross Internal Area	589.91	6,350

TERMS The property is available on a new full repairing and insuring lease for a term of 5 years outside the security of tenure provisions of the Landlord and Tenant Act 1954 as amended.

RENT £55,000 per annum exclusive
SUBJECT TO CONTRACT

RATES To be assessed

LEGAL COSTS Both parties costs to be paid by the ingoing tenant.

VIEWING Strictly by appointment through Sole Agents
BOWYER BRYCE
Ian Stewart
020 8370 2534
ian.stewart@bowyerbryce.co.uk

Paul Quy
020 8370 2539
paul.quy@bowyerbryce.co.uk

Ref: 011791

Important Notice

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