

FOR SALE FREEHOLD OR TO LET

Attractive Two Storey Industrial/Business Unit
Approx. 381.63 sq m (4,108 sq ft)



Unit 7 Sovereign Business Centre Stockingswater Lane Enfield EN3 7JX

- Located just off Mollison Avenue (A1055 North/South Route)
- Ground Floor Industrial/Storage with First Floor Fully Fitted Offices
- 5 Car Parking Spaces
- Possible conversion of Ground Floor to Offices
- 3 Phase Power

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

Description

The premises comprise a semi detached industrial/office building over two floors with the benefit of an up and over loading door to the ground floor and 5 car parking spaces together with a loading forecourt.

The first floor air conditioned offices are fitted out to a very good standard and there is also potential to convert the ground floor storage/industrial to office use if required.

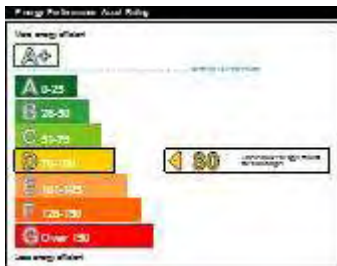
Location

The premises are located on the east side of Stockingswater Lane close to its junction and visible from the A1055 Mollison Avenue (North/South route) which connects northwards to the A10/M25 at Junction 25 and southwards with the A406 North Circular Road. Brimsdown Railway Station is within 5 minutes walking distance and has regular services into London Liverpool Street with underground connections available at Tottenham Hale (Victoria Line).



Energy Performance Certificate (EPC)

Available on request



Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	(Sq m)
Ground Floor Industrial	2,054	190.81
First Floor Offices	2,054	190.81

Total Gross Internal Area 4,108 sq ft 380.62 sq m

Terms

The property is offered for sale freehold with full vacant possession. Alternatively a new lease is available for a term to be agreed.

Price/Rent

Upon application.

SUBJECT TO CONTRACT

Business Rates

Rates payable 2011/2012 £12,990

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Both parties' legal costs are to be borne by an incoming tenant. In the case of a freehold transaction each party to bear their own costs.

Viewing

Strictly by prior appointment through Bowyer Bryce

Contact: Paul Quay
Direct dial: 020 8370 2539
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Contact: Ian Harding
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Property Ref: 011254