

## TO LET

### INDUSTRIAL/WAREHOUSE UNIT

Approx. 3,668 sq ft (340.72 sq m)



### Unit 8, Dominion Business Park Goodwin Road, Edmonton N9 0BG

- Freezer/Chiller (1201 sq ft/ 111.56 sq m) available if required
- Eaves height at front 27 ft 9 ins/8.45m, sloping to a minimum eaves height at the rear to 12 ft 10 ins / 3.9m
- Level access sectional loading up and over door
- 4+ Car Parking Spaces
- 3 Partitioned Offices and Kitchen

See important notice overleaf

## 020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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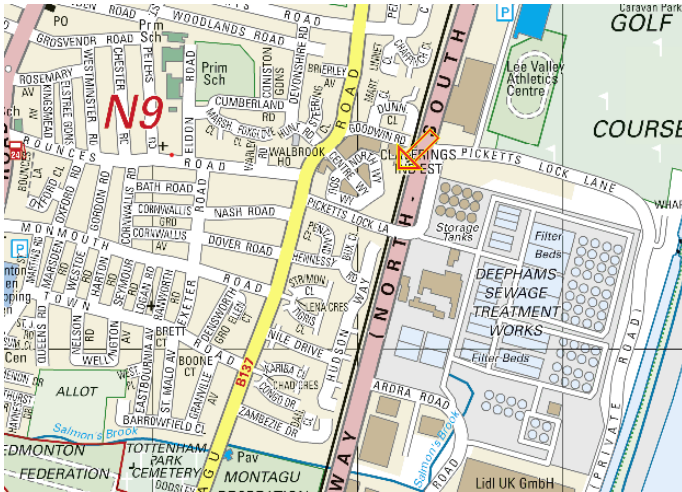
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## Description

The premises comprise a semi-detached modern steel portal frame industrial/warehouse unit with first floor offices. This unit benefits from a built in freezer/chiller if required.

## Location

The premises are located in Goodwin Road close to its junction with Picketts Lock Lane Bridge which connects with the A1055 Meridian Way (North/South Route) leading to the A406 North Circular Road to the south and M25 Jct 25 to the north.



## Energy Performance Certificate (EPC)

Rating: D90

The full EPC and recommendation report can be viewed and downloaded from our website.

[www.bowyerbryce.co.uk](http://www.bowyerbryce.co.uk)

## Floor Areas

Floor areas are gross external and approximate only.

	Sq ft	Sq m
Ground Floor Industrial/Warehouse	2,736	234.13
First Floor Offices	932	86.59
<b>Total</b>	<b>3,668</b>	<b>340.72</b>

## Terms

The property is available on a new lease for a term to be agreed.

## Rent

£45,000 pa exclusive (£12 per sq ft)  
SUBJECT TO CONTRACT

## Business Rates

Rateable value 2020/2021 £42,750  
Rates payable £21,332.25

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

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Viewing

Strictly by appointment through Bowyer Bryce.

Property Ref:

## Contact



**Ian Harding**

M: 07956 374326

D: 020 8370 2536

E: [ian.harding@bowyerbryce.co.uk](mailto:ian.harding@bowyerbryce.co.uk)

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