

TO LET

INDUSTRIAL/WAREHOUSE UNIT

Approx. 6,400 sq ft (594.46 sq m)



24-26 Lumina Way Enfield EN1 1FS

- ❑ Adjoining occupiers include:- Screwfix, Halfords, CEF, Jemco Toyota, Big Yellow and Travelodge
- ❑ 2 x Level Access Electric Roller Shutters
- ❑ Eaves 7.21m (23ft 7 ins) Apex 8.25m (27 Ft)
- ❑ Quality Office Space
- ❑ 14 Car Spaces plus Loading Forecourt

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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Description

The property comprises a modern steel portal frame warehouse/industrial unit with offices at the first floor plus 2 useful mezzanine areas if required. There are 14 car spaces and a loading forecourt serving 2 level access doors. A further 5 car parking spaces could be made available opposite.

Location

Lumina Park is accessed off Lincoln Road, just 100 metres approximately from A10 Great Cambridge Road with links to Junction 25 of M25 to the north and A406 North Circular Road to the south. Neighbouring concerns include Halfords, Jemco Toyota, Big Yellow, Direct Boot, CEF, Screwfix and Travelodge.



Energy Performance Certificate (EPC)

Rating: B29

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

www.bowyerbryce.co.uk

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Floor Areas

Floor areas are gross external and approximate only.

| | Sq ft | Sq m |
|-----------------------------------|--------------|---------------|
| Ground Floor Warehouse/Industrial | 4,822 | 447.92 |
| First Floor Offices | 1,578 | 146.56 |
| Total | 6,400 | 594.46 |

Note: In addition there is a mezzanine area of some 1,960 sq ft (182.08 sq m) available if required.

Terms

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

Rent

Price on application
SUBJECT TO CONTRACT

Business Rates

Rateable value 2019/2020 £68,500

Rates payable £34,524

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: 010514/2

Important Notice

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