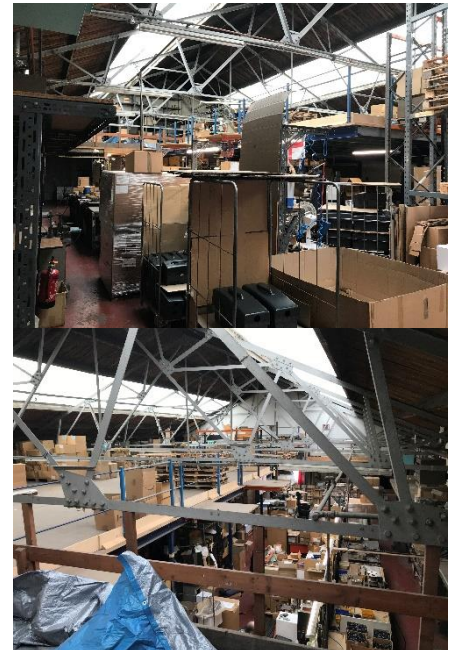


FOR SALE FREEHOLD

Industrial/Warehouse

Approx. 5,017 sq ft (466.09 sq m)



91 Lockfield Avenue Enfield EN3 7RE

- Loading Forecourt & Parking
- Roller Shutter Access
- 3 Phase Power/Gas Central Heating
- 3 x Powermatic Electric Heaters
- Eaves height 3.63m (11ft 11ins)
- Apex 7.26m (23ft 10 ins)

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

bowyerbryce.co.uk



The mark of
property professionalism worldwide

Description

The premises comprise a mid-terrace single storey Industrial/Warehouse building under a pitched corrugated roof with internal timber panels. There are 2 office rooms at first floor level. In addition there is a mezzanine area if required of some, 1745 sq.ft.

Location

The premises are located at the far end of Lockfield Avenue at the east side and links with Millmarsh Lane which in turn junctions with the A1055 Mollison Avenue (North/South Route) in the established Brimsdown industrial area. The location offers excellent access to the M25 Jct.25 and the A10 Gt. Cambridge Road to the North as well as the A406 North Circular Road to the South.

Brimsdown Overground Station which provides regular services into Liverpool street with an underground link at Tottenham Hale (Victoria Line) is located off Mollison Avenue within a few minutes' walk of the property. Bus routes also serve the local area.



Energy Performance Certificate (EPC)

Rating: C

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

www.bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only

| | Sq ft | Sq m |
|---|-------|--------|
| Ground Floor Industrial/warehouse | 5017 | 466.09 |
| (Plus Mezzanine available if required) | 1,745 | 162.07 |

Terms

The property is offered freehold with vacant possession.

Guide Price £800,000

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rates value 2020/2021 £31,000

Rates payable £15,469

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 014110

Contact



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Important Notice

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