

# TO LET



Unit 16, Great Cambridge Industrial Estate, Enfield, EN1 1SH  
Warehouse / Industrial Unit – 2,926 sq ft (271.83 sq m)



## Property Features

- To be refurbished
- End of terrace unit
- Prominent trade counter estate
- Fitted ground floor offices
- 4.72m clear height
- 3 car parking spaces

## Location

The unit is located on the well established Great Cambridge Industrial Estate and is accessed via Lincoln Road just off the Great Cambridge Road (A10).

The property is conveniently located for quick and easy access to the M25 (J25) motorway to the North and the North Circular Road (A406) to the South.

The estate also benefits from exceptional access via public transport. Southbury Road Station and Bush Hill Park Station are both located within half a mile, providing fast routes into Central London: London Liverpool Street – 31 min.

Estate occupiers include Travis Perkins, Brewers, Grant & Stone, and Williams Trade Supplies.

## Description

Unit 16 is a single-storey trade counter / warehouse. The unit is due to be fully refurbished and benefits from the following features:

- 4.72m clear height rising to 6.27m
- 3 phase power
- Warehouse lighting
- Fitted ground floor offices
- 3 car parking spaces
- Single roller shutter loading door with allocated loading area.

## Accommodation

	Sq Ft	Sq M
Warehouse	2,530	235.04
Ground Floor Office	396	36.79
<b>TOTAL</b>	<b>2,926</b>	<b>271.83</b>

All areas are approximate gross external.

## Terms

Unit 16 is available by way of a new full repairing and insuring lease. Quoting rent on application.

## Business Rates

The property has a rateable value of £39,000 (2023) and is described as “warehouse & premises”.

## EPC

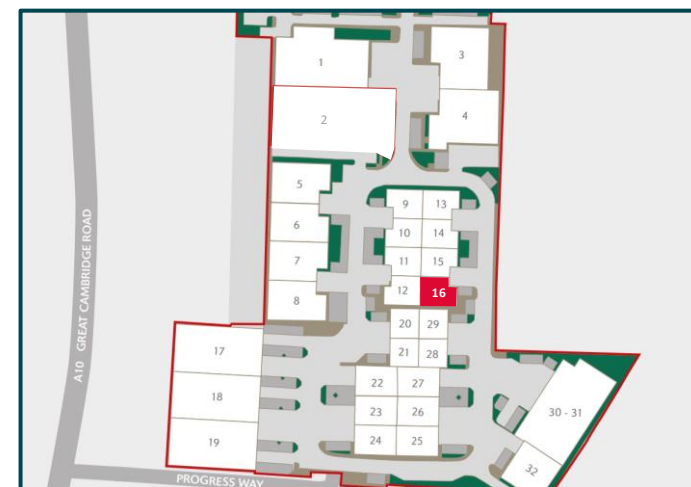
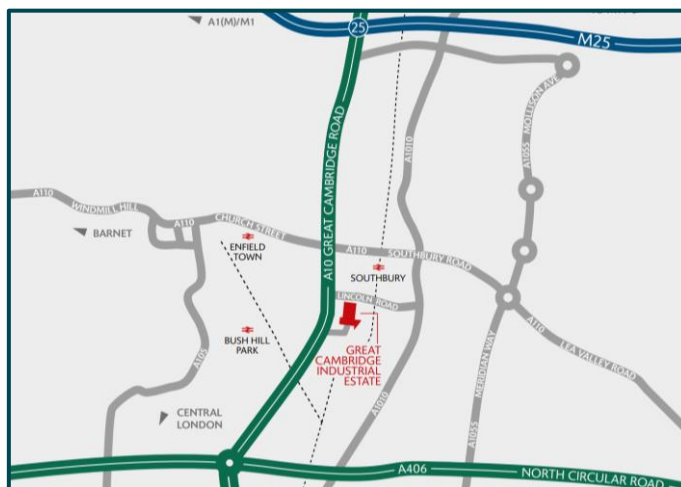
C:74. The EPC will be reassessed following refurbishment works.

## Legal Costs

Each party to bear their own legal costs.

## VAT

Rent is subject to VAT.



# Contact

For further information, or to arrange a viewing, please contact the Knight Frank or the joint agents.



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## SUBJECT TO CONTRACT

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Particulars dated February 2023. Photographs dated March 2023 and Aug 2020.

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