

**UNIT 6, WATERWAYS BUSINESS CENTRE,
NAVIGATION DRIVE, ENFIELD, EN3 6JJ**



**A VERY TIDY DETACHED
PRODUCTION STORAGE & OFFICE
BUILDING**
STRONG NORTH LONDON LOCATION

2,400 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

The building forms part of the Waterways Business Centre being a small well managed estate to the immediate south of Waltham Cross.

Navigation Drive is accessed from the far southern most end of Ordnance Road which runs parallel to the canal and providing access onto the A1055 Mollison Avenue within a little more than 0.25 miles.

Tesco Metro offers convenience retail within 5 minutes walk whilst a wider selection of retail services are available in Ordnance Road heading down to Enfield Lock main line rail station.

Main line rail	-	0.75 miles
A10	-	1.75 miles
Waltham Cross town centre	-	2 miles
M25, junction 25	-	2.25 miles
Cheshunt	-	3.5 miles
Stansted Airport	-	30 miles

DESCRIPTION:

A detached building of steel portal frame construction to include some good majority open plan first floor offices.

Ground floor dimensions	-	40' x 40'
First floor offices	-	40' x 20'
Total	-	2,400 sq ft

All dimensions and floor areas are approximate.

- * Forecourt parking/loading
- * 17'6m eaves
- * 26'8m to apex
- * 13' electric roller shutter
- * Fire & security systems (untested)
- * Security entry phone system
- * Three phase power (partially distributed)
- * Separate male and female WC's
- * Kitchen
- * Ground floor reception area

The first floor offices are majority open plan with additional boardroom and include sealed unit double glazing, carpeting, suspended ceilings, air conditioning and lighting.

TERMS:

To let on a new lease.

RENT:

From just £12.50 per sq ft in year 1.

RATEABLE VALUE:

We are informed upon a rateable value of £23,000 with effect 1 April 2023. Based on the Small Unit Business Multiplier of 51.5p in the £ then the rates payable would be circa £228 per week. Interested parties are advised to verify this information at www.voa.gov.uk.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VAT:

Applicable.

EPC:

To follow.

SERVICE CHARGE:

To follow.

VIEWING:

Strictly by appointment through joint Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4815

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