

TWO ADJOINING INDUSTRIAL/WAREHOUSE BUILDINGS

18,046 & 15,782 SQ FT
COMBINED AREA 33,828 SQ FT GIA

FOR SALE



Units 1 & 2, Haslemere Business Centre, Lincoln Way Enfield, EN1 1DX

Location

The buildings are located on the Haslemere Business Centre accessed via Lincoln Way off Lincoln Rd close to the A10 Great Cambridge Rd with a secondary access point from Southbury Rd. The buildings are therefore readily accessible to the M25 to the north and A406 North Circular Rd to the south making this an excellent location from which to serve the greater London area.

The buildings are within walking distance of Bush Hill Park and Southbury Rd overground stations which both provide regular services to London Liverpool Street (underground and Elizabeth line services) via Seven Sisters and Tottenham Hale respectively which connect with the Victoria Line.



Description

The buildings are of steel portal frame construction providing clear span industrial/warehouse space with a 2 storey office component to the front of each building and additional mezzanine offices/storage space. Each building has the benefit of gantry cranes for the movement of heavy items.

The buildings are currently in single occupation and interconnect at ground floor providing a rare opportunity to acquire a detached building with good parking and loading on 2 sides. The units can be offered separately to provide semi-detached units with independent services, loading and parking. The units have a combination of sliding folding concertina and roller shutter loading doors.

Both units have the benefit of 3 phase electricity and gas.



COMMERCIAL PROPERTY SPECIALISTS

Amenities

- 6m Eaves
- Gantry cranes
- Level loading doors
- Offices
- Dedicated loading/parking
- 3 phase electricity
- Gas

Accommodation

The buildings have the following approximate gross internal areas.

Unit 1	
Warehouse/Industrial	12,968 sq ft
Offices	1,613 sq ft
Mezz Offices/Storage	3,465 sq ft
Total	18,046 sq ft

Unit 2	
Warehouse/Industrial	10,196 sq ft
Offices	1,788 sq ft
Mezz Offices/Storage	3,798 sq ft
Total	15,782 sq ft

Tenure

Freehold with vacant possession.

Price

Unit 1 £4.7m

Unit 2 £3.8m

Business Rates

The units are currently rated along with part of Unit 3 next door and therefore a new rating assessment will need to be commissioned.

Energy Performance Certificate

An EPC has been commissioned and will be available shortly.

Viewing/Further Information:

Strictly by appointment through sole agents
sbh Page & Read:



CLIFF BONNETT
07850 867632

cliff@sbhpageread.co.uk



BEN PATER
020 8342 2700

ben@sbhpageread.co.uk

particulars are issued.

Notice sbh Page & Read for themselves and for the vendors or lessors of this property for whom they act, give notice that:-

(I) These particulars are a general outline for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (II) sbh Page & Read cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely upon them as statements of facts or representations and must satisfy themselves as to their accuracy; (III) No person in the employment of sbh Page & Rad has any authority to make or give any presentation or warranty whatever in relation to this property; (IV) All rents, prices or other charges given are exclusive of vat; (V) Any plant, machinery, equipment, services, fixtures or fittings referred to have not been tested unless specifically stated and prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirement.

sbh Page & Read is a trading name of Haywood & Bonnett Limited. Company Registration no. 6449682. Registered Office: 167 Turners Hill, Cheshunt, Herts. EN8 9BH.

Follow us at: www.twitter.com/sbh/PageRead



COMMERCIAL PROPERTY SPECIALISTS
Nicon House, 45 Silver Street, Enfield EN1 3EF
OFFICES: Docklands | Enfield | Harlow

LOCAL KNOWLEDGE. REGIONAL COVERAGE

