

# MID-TERRACED WAREHOUSE INDUSTRIAL BUILDING

10,639 SQ FT GIA

TO LET



Unit 2, Plaza Business Centre, Stockingswater Lane, Enfield, EN3 7PH

## Location

The building is located within the heart of the Brimsdown industrial area off Stockingswater Lane close to the junction with Mollison Avenue, which provides access to junction 25 of the M25 to the north and the A406 North Circular Road to the south.

Brimsdown overground station is within walking distance and provides regular services to London Liverpool Street with underground connections at Tottenham Hale (Victoria Line).

This is an excellent location from which to service the Greater London market.



## Description

The property is a mid-terraced warehouse industrial building with ancillary offices which has been fully refurbished including a new roof. The warehouse provides efficient and bright space with sliding concertina loading door. The offices are arranged over ground and first floor incorporating staff welfare facilities and sales counter.

Externally there is concrete hardstanding providing loading together with 7 dedicated parking spaces.



## Floor Areas

Ground Floor Warehouse/Offices: 9,958 sq ft  
First Floor Offices: 682 sq ft  
Total: 10,639 sq ft

## Amenities

Refurbished  
Eaves height 4.88m  
3 phase electricity  
Concertina loading door  
7 parking spaces

## Lease

The property is available on a new full repairing and insuring lease for a term by negotiation.

## Rent

£190,000 per annum exclusive.

## Business Rates

To be assessed.

## Energy Performance Assessment Rating



## Legal Costs

Each party is to bear their own legal costs.

## Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



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**BEN PATER**

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