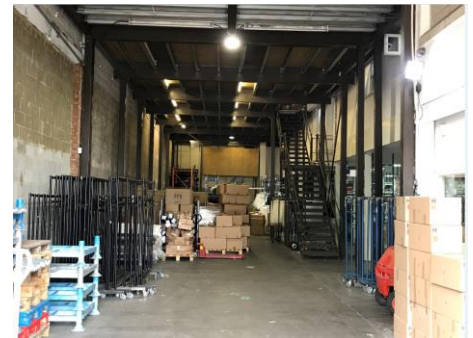


TO LET

WAREHOUSE/BUSINESS PREMISES

Approx. 12,764 sq ft (1,186 sq m)

Plus mezzanine space if required



Unit 4 Baird Road Enfield EN1 1SJ

- Adjacent to Enfield Retail Park which includes M&S Foods, Costa, Halfords, Aldi & Subway amongst others. Other major operators in the immediate vicinity include B&Q & Sainsbury's
- Extensive showroom & offices finished to a good standard
- Roller shutter access
- 3 Phase power & gas supply
- Forecourt parking & loading
- Maximum eaves height 8.7m (28 ft 6 ins)

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

bowyerbryce.co.uk



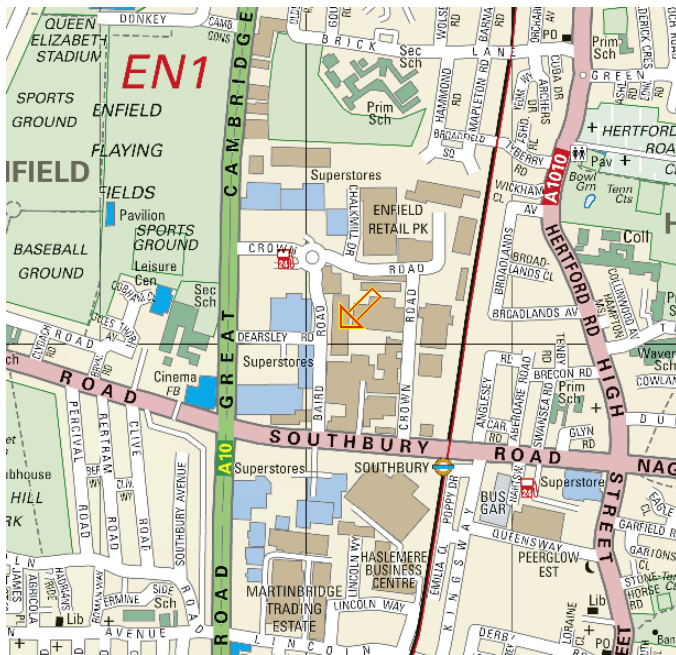
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Description

The property forms part of a terrace of 4 units of steel portal frame with elevations in part brick and part profile cladding with steel profile cladding to the roof. There is a good sized forecourt car parking and loading area. The property has been extensively fitted out to include mezzanine showroom and office areas together with ground floor and mezzanine storage areas. Full height, the eaves stand at an impressive 8.7m (28ft 6 ins).

Location

The property is situated in the popular A10 Great Cambridge Road area on the east side of Baird Road in close proximity to Enfield Retail Park with many multiple retailers. The A10 provides ease of access to Jct 25 of the M25 to the north and A406 North Circular Road to the south. Transport links are good with Southbury overground station being close by providing frequent service to London Liverpool Street. Numerous bus routes also serve the area.



Energy Performance Certificate (EPC)

Rating: D82

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

www.bowyerbruce.co.uk

Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
Ground floor warehouse	9,170	852
Mezzanine	2,292	213
First Floor Offices	1,302	121
Total	12,764	1,186

NOTE: There are mezzanine levels totalling a further 5,898 sq ft (547.85 m) if required either in part or as a whole.

Terms

The property is available on a new full repairing & insuring lease for a term to be agreed.

Rent

Upon application
SUBJECT TO CONTRACT

Business Rates

Rateable value 2020/2021 £80,500
Rates payable £41,216

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: 000020

Contact



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North London/North M25 Office 96 Silver Street Enfield EN1 3TW

Important Notice

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