

# TO LET

## INDUSTRIAL/WAREHOUSE

Approx. 9,634 sq ft (895 sq m)



## Unit 1

### 38 Crown Road

### Enfield

### EN1 1TH

- 4.5m (14.9 ft) eaves
- 3 phase power
- 7+ parking spaces
- Available immediately

See important notice overleaf

# 020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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## Description

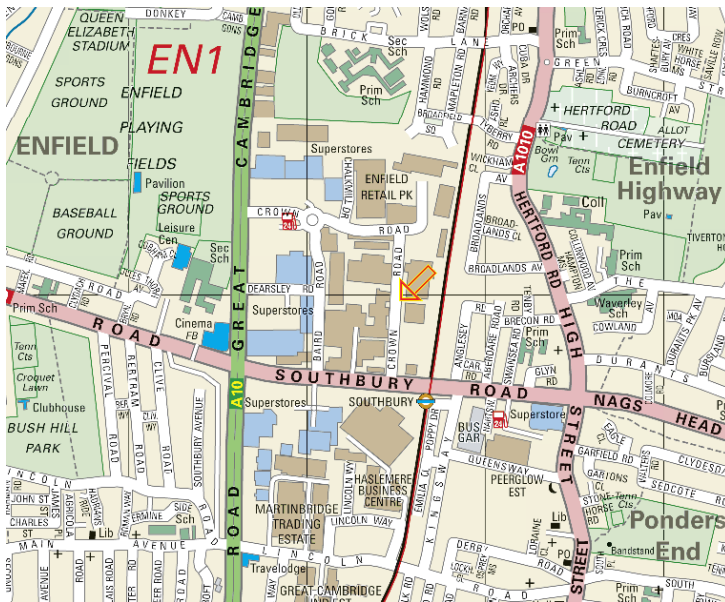
A semi-detached industrial unit, traditional build, steel frame and brick elevations with corrugated roof covering.

The building has offices, kitchen, separate WC's, 7+ parking spaces with two roller shutter doors.

## Location

The property is located on the east side of Crown Road, some 150m from the junction with Southbury Road, less than 0.25 miles east of its junction with Great Cambridge Road (A10) with the M25 motorway (Junction 25) just 3 miles to the north.

Southbury Station provides regular services to London Liverpool Street (35 mins) and Stansted Airport (1 hour, 11 mins), located just 0.25 miles from the property. There are a number of bus routes close by with Enfield Town just 1 mile to the west.



## Energy Performance Certificate (EPC)

Rating: E117

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

[www.bowyerbryce.co.uk](http://www.bowyerbryce.co.uk)

## Floor Areas

Floor areas are gross internal area and are approximate only.

	Sq ft	Sq m
Ground Floor Warehouse & Offices	9,634	895

## Terms

The property is available on a new lease for a term to be agreed.

## Rent

£11.00 per sq ft pa exclusive

All prices are subject to VAT if applicable.

SUBJECT TO CONTRACT

## Business Rates

Rates value 2019/2020 £47,500

Rates payable £23,322.50

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.

Contact: Ian Harding

Direct dial: 020 8370 2536

Email: [ian.harding@bowyerbryce.co.uk](mailto:ian.harding@bowyerbryce.co.uk)

Property Ref 013361

## Contact



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