

TO LET

TO BE REFURBISHED

UNIT C, CROWN ROAD, ENFIELD EN1 1DZ



Detached Industrial / Distribution Warehouse
51,645 sq ft (4,799 sq m) on a 1.28 ha (3.15 acre) site

PROPERTY FEATURES

- Close to Enfield Retail Park
- 0.5 miles to Southbury Station providing links to Central London
- May suit alternative quasi retail / trade occupiers (subject to planning permission)
- Self contained secure yard, low site coverage (38%)
- 6.54 metre clear internal eaves height
- 2 x surface level loading doors, 6 x dock level loading doors
- 2 storey integral offices

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LOCATION

Crown Road is located on the north side of Southbury Road less than 0.25 miles east of its junction with the A10 (Great Cambridge Road). The A406 North Circular Road is approximately 2.5 miles to the south with the M25 (Junction 25) just 3 miles to the north which in turn connects to the M1.

The property is located just 0.5 miles from Southbury Station which provides a frequent service to Central London (London Liverpool Street) with an approximate 30 minute travel time. Enfield Town is approximately 1 mile to the west.

The surrounding occupiers include Selco, Renault, DHL and Tesco.com.

PROPERTY

A 1980's double bay distribution warehouse of a steel portal frame construction with clad elevations and pitched roof covering which include translucent roof panels.

The property has a clear internal eaves height of 6.54 metres, 6 dock level loading doors and 2 level entry loading doors underneath an external canopy. The property has 2 storey integral offices to the front.

May suit alternative quasi retail/trade counter & retail warehouse uses (subject to planning).

ACCOMMODATION

| Approx. GIA | Sq Ft | Sq M |
|---------------------|---------------|--------------|
| Warehouse | 48,491 | 4,505 |
| Ground Floor Office | 1,577 | 147 |
| First Floor Office | 1,577 | 147 |
| Total | 51,645 | 4,799 |

For further details please contact:



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TERMS

The property is available on a new FRI lease on terms to be agreed.

RENT

On Application

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

PLANNING

B1, B2 & B8.

EPC

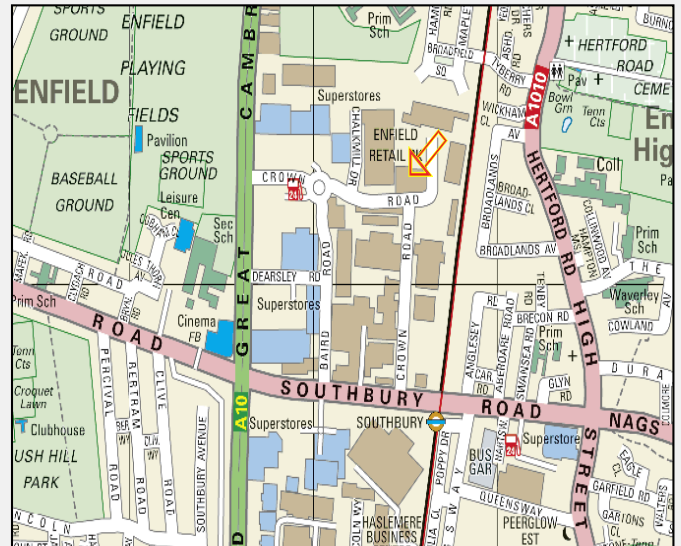
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RATEABLE VALUE

TBC

LEGAL COSTS

Each party is responsible for their own legal costs.



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