

# To Let

Established Industrial Estate - 47,000 sq ft (1.95 acre site)

Lee House  
Baird Road  
Enfield  
EN1 1SJ

April 2019



## Location

Enfield is an established industrial area due to its excellent linkages to the national road network and its location, just ten miles north of Central London.

Enfield's industrial area sits adjacent to the A10 which provides connections to junction 25 of the M25, 2 miles north and the A406 (North Circular), 3 miles south. This provides access to approximately 90% of the UK's population within 4.5 hours.

The nearest airport is London City, 11 miles to the south and London Heathrow, Stansted and Luton are all within 30 miles of the site.

The area has attracted large industrial occupiers such as Amazon, John Lewis, Iceland, Yodel, Hermes and Warburtons.

## Description

The property comprises a single-storey building, which has been fitted out as a disaster recovery centre. The building is formed of a steel portal frame housing four bays with composite cladding roof panels. The building's elevations are a mix of painted brickwork and single-glazed aluminium framed curtain walling.

The site benefits from two yard areas which are both accessible by Baird Road.

The total site area is circa 1.95 acres.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) and the approximate gross internal area is as follows:

Description	Sq Ft	Sq M
Warehouse	47,171	4,382.3

## Tenure

10 year leasehold

## Rateable Value

£102,000 (2018/2019)

## EPC

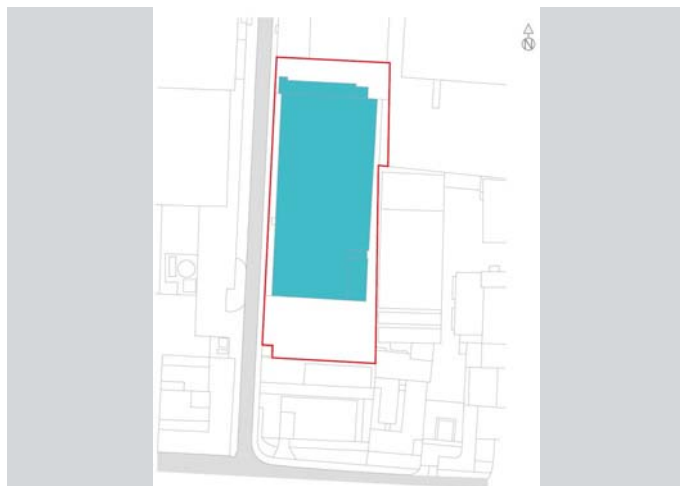
Full details available on request.

## Terms

Available on either an assignment or sub-lease.

## Legal Costs

Each party to be responsible for their own legal costs.



For further information or an appointment please contact:

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