

# TO LET / FOR SALE

Unit 4 Riverwalk Business Park, Enfield. EN3 7QN

Industrial / Warehouse Unit (2,603 Sq Ft)



## PROPERTY FEATURES

- Secure and modern estate with onsite parking
- Walking distance to Brimsdown Mainline Railway
- Includes first floor (mezzanine)

## LOCATION

Riverwalk Business Park is located on Jeffreys Road, off Mollison Avenue to provide ease of access to the A10 and M25 (Junction 25) to the north, with the A406 to the south.

Brimsdown Station is located approximately 0.5 miles away and provides a regular services into London Liverpool Street Station (30 minutes).

## ACCOMMODATION

Description	Sq Ft
Warehouse	1,404
First floor mezzanine	1,199
<b>Total</b>	<b>2,603</b>

Areas stated are approximate GIA.

## DESCRIPTION

- Terraced unit
- 6m eaves height
- Includes mezzanine to create first floor
- Secure onsite parking
- B1, B2, B8 use class
- W.C
- All mains services

## TERMS

Freehold or Leasehold (on terms to be agreed)

## PRICE / RENT

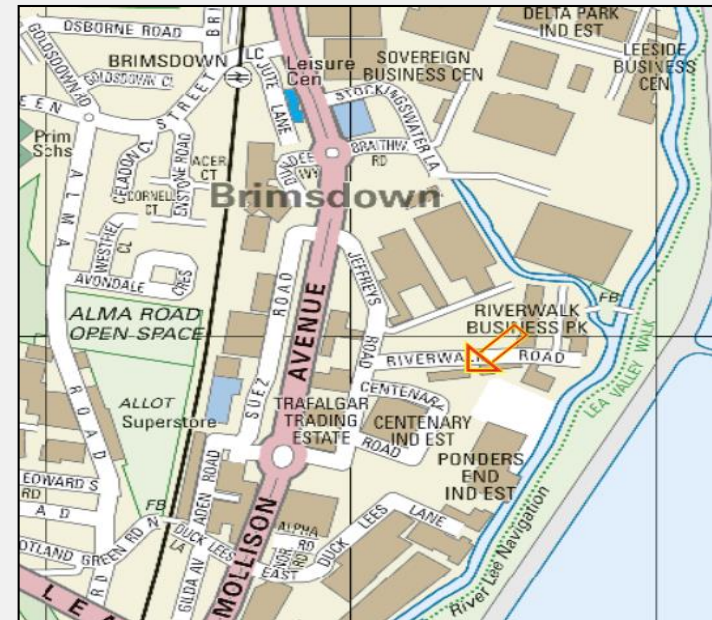
On Application (VAT applicable)

## EPC

EPC: D-81

## RATEABLE VALUE

The property has a rateable value of £19,000.



For further details please contact:



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