

FREEHOLD or TO LET

WAREHOUSE/OFFICES

Approx. 2,680 sq ft (249.06 sq m)



Unit 8 Peerglow Estate Queensway Enfield EN3 4SB

- Flexible storage & office space
- 3 allocated private parking spaces
- Electric roller shutter
- Comfort cooling & central heating
- Close to neighbourhood shops including Tesco

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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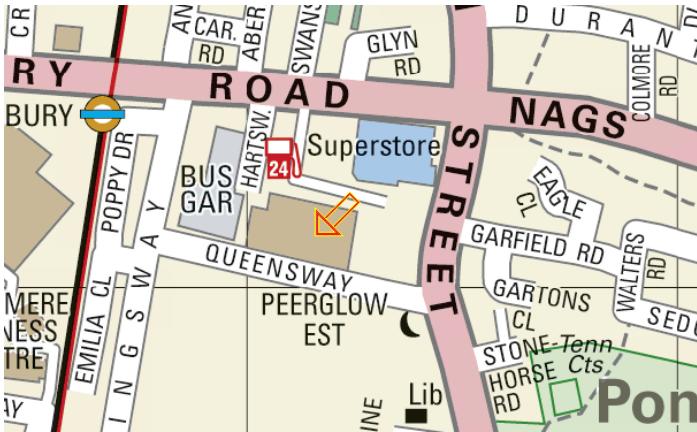
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Description

The property comprises an end of terrace two storey business unit with ground floor storage space and first floor offices.

Location

The property is situated on the south side of Queensway close to its junction with High Street Ponders End. Access to the A10 Great Cambridge Road is very close via Southbury Road, providing ease of access to Junction 25 of M25 to the north and A406 North Circular Road to the south. Southbury Overground station is within a short walk, serving Liverpool Street Station and Seven Sisters Station.



Energy Performance Certificate (EPC)

Rating: E112

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

www.bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only.

	Sq ft	Sq m
Ground floor warehouse	1,336	124.19
First Floor Offices	1,344	124.85
Total	2,680	249.05

Terms

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

Price/Rent

£465,000 Freehold or

£18,760 Leasehold pa exclusive

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT.

Business Rates

Rateable value 2019/2020 £18,250

Rates payable £8,960

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: 000446

Contact



Ben Alcock

M: 07535 823806

D: 020 8370 2539

E: ben.alcock@bowyerbryce.co.uk



Ian Harding

M: 07956 374326

D: 020 8370 2536

E: ian.harding@bowyerbryce.co.uk

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

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