

TO LET

INDUSTRIAL/WAREHOUSE UNIT

Approx. 2,368 sq ft (219.99 sq m)



Unit 7 Riverwalk Business Park Riverwalk Road Enfield EN3 7QN

- Minimum eaves height 6.48m (21ft 3ins)
- FLEXIBLE LEASE TERM FROM 1 YEAR TO 10 YEARS**
- Open galleried mezzanine concrete floor with glazed private office
- 3 Phase power
- 3 parking spaces plus loading forecourt

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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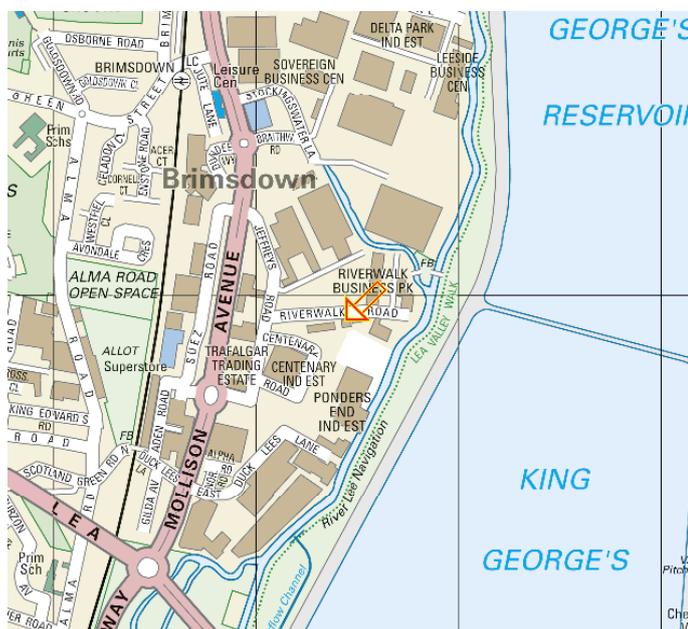
Description

A light and bright end of terrace modern steel portal frame unit incorporating half mezzanine in galleried open plan with one glass partitioned private office area.

Location

Riverwalk Business Park is located off Jeffreys Road which runs parallel with Mollison Avenue (A1055) and forms part of the North/South route connecting northwards to the A10/M25 Junction 25 and southwards with the A406 North Circular Road.

Brimsdown Railway Station is within walking distance and has regular services into London Liverpool Street with underground connections available at Tottenham Hale (Victoria Line).



Energy Performance Certificate (EPC) Rating: D81

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

www.bowyerbryce.co.uk

Contact



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Floor Areas

Floor areas are gross external and approximate only.

	Sq ft	Sq m
Ground Floor Warehouse	1,668	153.96
First Floor Mezzanine	700	65.03
Total	2,368	219.99

Terms

The property is available to let on a term to be agreed.

Rent

£28,420 per annum exclusive (i.e., £12.00 per sq. ft.)
All prices are subject to VAT if applicable.
SUBJECT TO CONTRACT

Business Rates

Rateable value 2019/2020 £22,250
Rates payable £10,924.75

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: 010514/2

Important Notice

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