

TO LET

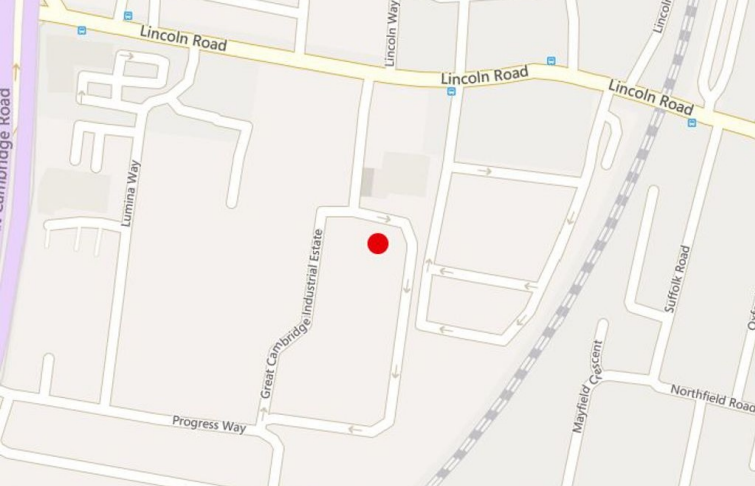
6,489 Sq Ft (602.83 Sq M)

- Modern trade counter unit
- Local occupiers include Screwfix, BMW and Halfords
- 6m minimum eaves
- LED lighting and air conditioning to offices



27 Great Cambridge Industrial Estate

Enfield, EN1 1SH



LOCATION

- Situated on the Great Cambridge Industrial Estate close to the junction of the Great Cambridge Road (A10) and Lincoln Road
- Junction 25 of the M25 is approximately 3 miles to the north and the A406 is approximately 2.5 miles to the south
- Bush Hill Park and Southbury Road Railway stations are within 1 mile of the property

/// what3words

///spits.plays.create

Google Maps

Click here



DESCRIPTION

- A mid-terrace trade counter / industrial unit
- Full mezzanine coverage
- LED lighting, air conditioning to offices
- 4 parking spaces and yard to the front

TERMS

Available by way lease assignment of an existing FRI lease (2.5 years remaining) at a rent of £119,050 per annum . VAT is payable.

Alternatively a new lease may be agreed subject to suitable terms being agreed.

ACCOMMODATION (Gross Internal Area*)

Total	602.83 SQ M	6,489 SQ FT
--------------	--------------------	--------------------

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-60

Business Rates: The rateable value is £50,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

CONTACT:



HUGO HARDING

07425 243 317 hugo.harding@kirkbydiamond.co.uk



MATTHEW BOWEN

07442 820 386 matthew.bowen@kirkbydiamond.co.uk