

# TO LET

0.82 Acres (0.33 Hectares)

- 0.82 acre yard
- Surfaced and secured
- Rent £275,000 per annum exclusive



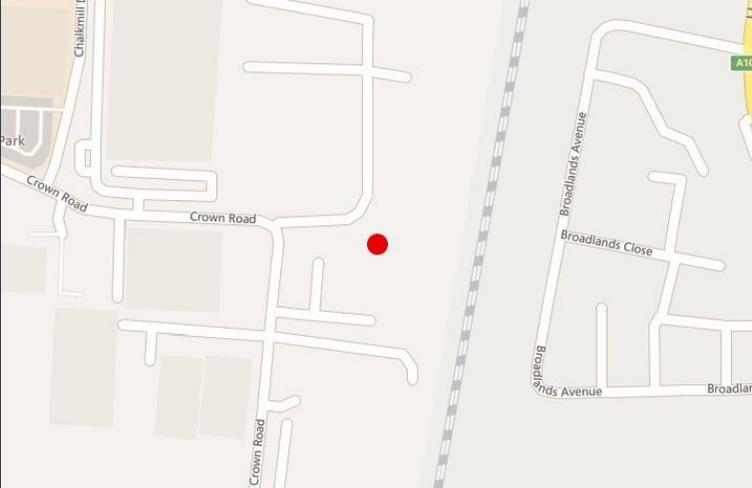
**32 Crown Road**  
Enfield, EN1 1TH

**KirkbyDiamond**

Contact: Paul Quy or Eamon Kennedy

Tel: 01908 678 800

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Enfield is located 12 miles north of London
- The site is situated on Crown Road close to Enfield Retail Park with half a mile of the A10 Great Cambridge Road, 2 miles south of the M25 (J25) and 4 miles north of the A60 North Circular Road
- Southbury Road overground station is within half a mile and provides regular services to Liverpool Street via Seven Sisters (Victoria Line)
- Nearby occupiers include CCF, Renault, DHL B&Q, Sainsbury's, Selco and Waitrose

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 Google Maps

[Click here](#)



## DESCRIPTION

- Surfaced Open Storage Site of 0.823 acres with workshop of 3,129 sq ft

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £275,000. VAT is payable.

## ACCOMMODATION

**Total** **0.33 HECTARES 0.82 ACRES**

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

**EPC: E -122**

**Business Rates:** Available upon request

**Service Charge:**

## CONTACT:

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