

# FOR SALE

2,667 Sq Ft (247.76 Sq M)

- › 5 Car Spaces
- › 2 Loading Doors
- › Eaves height 12ft 10ins (3.91m) and apex 20ft 3ins (6.18m)
- › Security shutters



## Front Of 284-286 Alma Road

286 Alma Road, Enfield, EN3 7BB





## LOCATION

- The property is situated on the west side of Alma Road and a few hundred meters from Green Street
- The A1055 Mollison Avenue (north/south route) is within 0.5 miles which provides access to Jct 25 of the M25 to the north and A406 North Circular Road to the south
- Ponders End and Brimsdown overground stations (Liverpool Street 30 mins approx) are within 0.5 miles of the property

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Google Maps

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## DESCRIPTION

- The premises comprise an end of terrace industrial/warehouse unit forming part of a wider estate
- Parking and servicing are available at front and side of the unit
- The space is rectangular in shape and has the benefit of 2 loading doors, security shutters and additional mezzanine storage
- There are mezzanine areas available if required
- 5 parking spaces

## TERMS

The freehold interest is available at a quoted price of £695,000. We understand the property is not elected for VAT and therefore is not payable on the purchase price.

## ACCOMMODATION

Ground Floor	247.76 SQ M 2,667 SQ FT
<b>Total</b>	<b>247.76 SQ M 2,667 SQ FT</b>

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

EPC: TBC

Business Rates: Available on request

Service Charge: Available upon request

## CONTACT:

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