

TO LET

3,342 Sq Ft (310.47 Sq M)

- Trade counter/ Warehouse unit.
- Local occupiers include Screwfix, Fayers plumbing & building supplies.
- Direct boot, CEF, Dulux, BMW, Toyota and Travelodge.



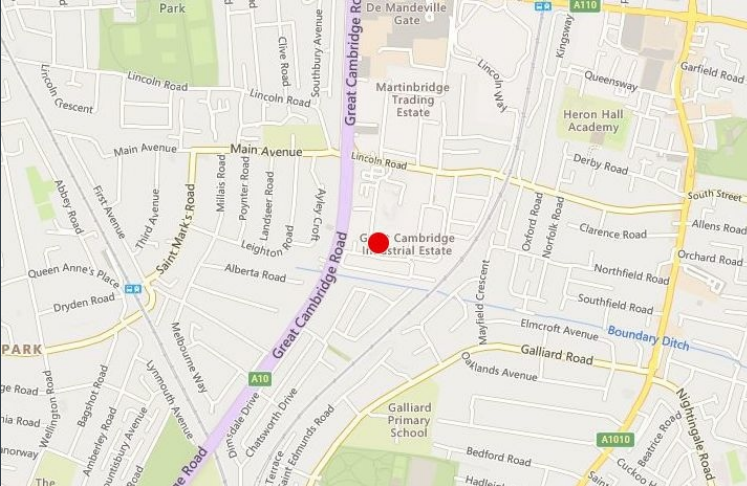
28 Lumina Way
Enfield, EN1 1FS

>D KirkbyDiamond

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LOCATION

- Situated on the Lumina Way Industrial Park, at the junction of the Great Cambridge Road (A10) and Lincoln Road.
- Bush Hill Park, and Southbury Road Railway stations are both within 1km of the property.
- The M25 (J25) is to the north, and the north circular road (A406) to the south are both within 4 km.

/// what3words

///harder.groups.gains

Google Maps

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DESCRIPTION

- A mid-terrace trade counter/Industrial unit.
- Local occupiers include Screwfix, Fayers plumbing & building supplies, Direct boot, CEF, Dulux, BMW, Toyota and Travelodge
- Average internal height 7.6m to warehouse
- Up and over loading door 3.4 w x 4.0m high.
- Average internal height 7.6m to warehouse.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £87,500 pa exclusive VAT is payable.

ACCOMMODATION (Gross Internal Area*)

Warehouse	231.88 SQ M	2,496 SQ FT
First floor	78.59 SQ M	846 SQ FT
Total	310.47 SQ M	3,342 SQ FT

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

EPC: B-31

Business Rates: Available upon request

Service Charge: Available upon request

CONTACT:

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