

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

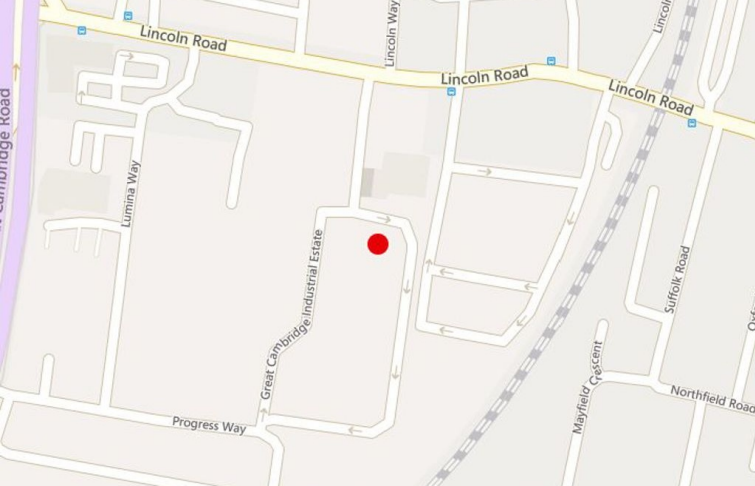


27 Great Cambridge Industrial Estate

Enfield, EN1 1SH

Contact: Hugo Harding or Matthew Bowen
Tel: 01727 575 445
eddisons.com





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

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 Google Maps

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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
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*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](mailto:hugo.harding@kirkbydiamond.co.uk)

MATTHEW BOWEN

[07442 820 386 matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)

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