

# 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**

Contact: Paul Quay or Eamon Kennedy

Tel: **01908 678800**

**eddisons.com**





## 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).
- Nearly occupiers include CCF, Renault, DHL B&Q, Sainsbury's, Selco and Waitrose.

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 Google Maps

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## 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 per annum exclusive. 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:** For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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