

# FOR SALE

2,688 Sq Ft

(249.72 Sq M)

- › 24/7 access
- › 3-phase electrics
- › Established industrial location
- › Estate manager
- › 6.5 m eaves



Unit 6

Riverwalk Business Park, Riverwalk Road, Enfield, EN3 7QN

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eddisons.com





## Location

- The property is located on Riverwalk Road Business Park which is situated on Jeffreys Road running adjacent to Mollison Avenue in the industrial area of Enfield
- There are good road links with the A10 and M25 being approximately 2.5 miles to the north west
- Brimsdown Railway Station is within walking distance

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Google Maps

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## Description

- The property comprises a modern end of terraced industrial unit of steel portal frame construction beneath a pitched and profile metal clad roof along with metal clad elevations
- There is a pedestrian entrance to the right-hand side of the front elevation along with a manual roller shutter door that is 5.95m high x 2.89m wide
- Internally, there is a WC and kitchenette to the rear on the ground floor
- There is a heavy duty full cover mezzanine to create a first floor office along with storage / workshop space
- Externally there are 3 parking spaces

## Terms

The freehold interest is available at a quote price of £800,000. VAT is payable on the purchase price.

## Accommodation (Gross Internal Area\*)

Ground	129.13 SQ M	1,390 SQ FT
First	120.58 SQ M	1,298 SQ FT
<b>Total</b>	<b>249.72 SQ M</b>	<b>2,688 SQ FT</b>

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

EPC: TBC

**Business Rates:** From enquiries we understand that for the current year the rateable value is £30,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** Available on request

## Contact:

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