

Unit 25, Great Cambridge Industrial Estate

Lincoln Road, Enfield, EN1 1SP

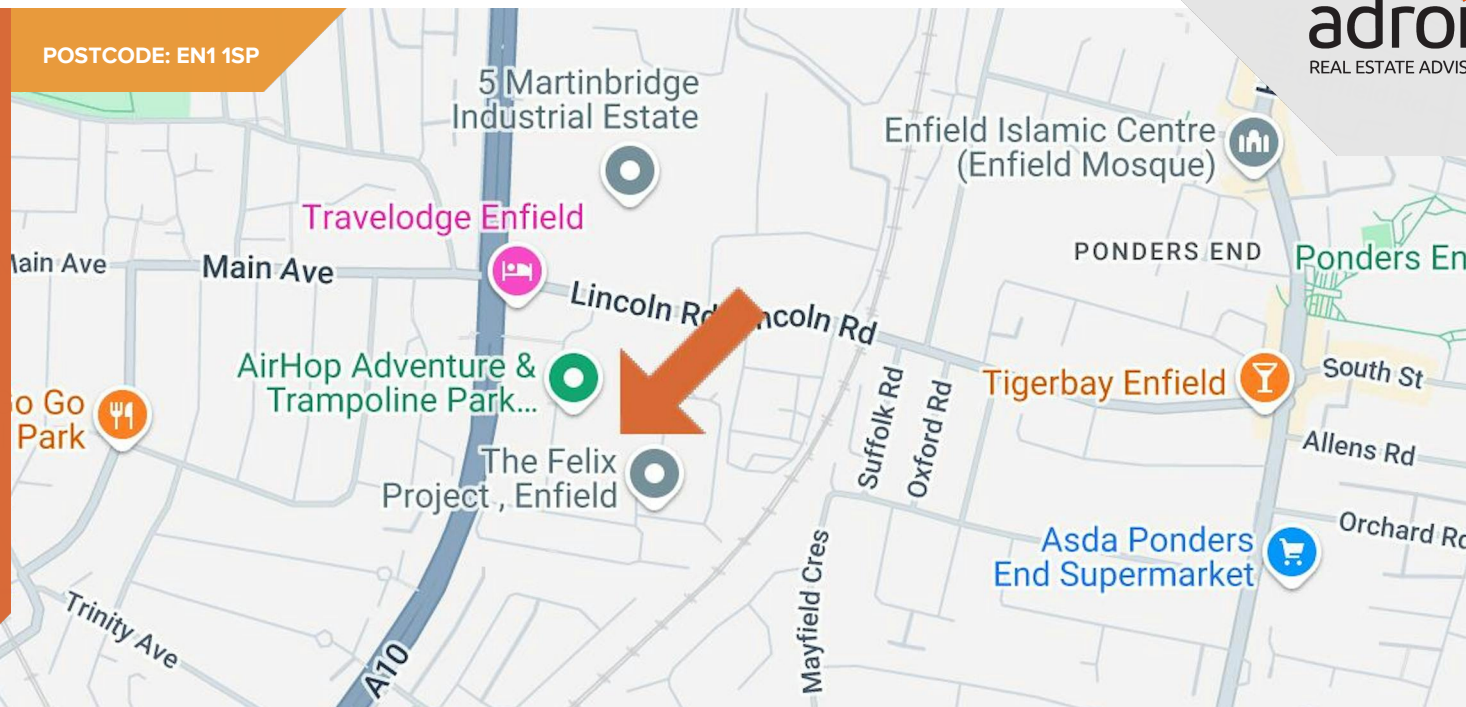
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REAL ESTATE ADVISORS



TO LET

3,608 sq ft (335.19 sq m)

- Established trade counter location
- Secure estate with 24/7 manned security
- 7m eaves height
- 5 designated car parking spaces
- LED lighting throughout warehouse



Description

A modern end of terrace trade counter / warehouse located within the established Great Cambridge Industrial Estate. The unit benefits from 5 car parking spaces, a small office/kitchenette and 7m eaves within the warehouse.

Access to the warehouse is via an electrically operated ground level loading door to the front of the unit.

Location

The Great Cambridge Industrial Estate is strategically located moments from the A10 - Great Cambridge Road. This provides easy access to the M25 (J25) to the North (3miles) and A406 to the South (2.5miles).

Southbury Station is 0.7miles, Enfield Town Centre is 2 miles and Central London c12 miles.

Accommodation

The property has been measured on the basis of Gross External Area:

Name	sq ft	sq m
Ground - Warehouse	3,608	335.19
Total	3,608	335.19

Tenure

Available on a Sublease basis only. Please contact the agents for quoting terms.

EPC

C (57)

Availability

Available Immediately

Rent

10 year lease expiring 18th July 2028 at a passing rent of £105,194 pax. Available by way of sublet/assignment. Alternatively a longer lease may be available direct from with Landlord.

Service Charge

£6,692 per annum

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



Mark Gill

T: 020 3961 8192

M: 07702 895 010

mgill@adroitrealestate.co.uk

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adroitrealestate.co.uk

www.adroitrealestate.co.uk

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