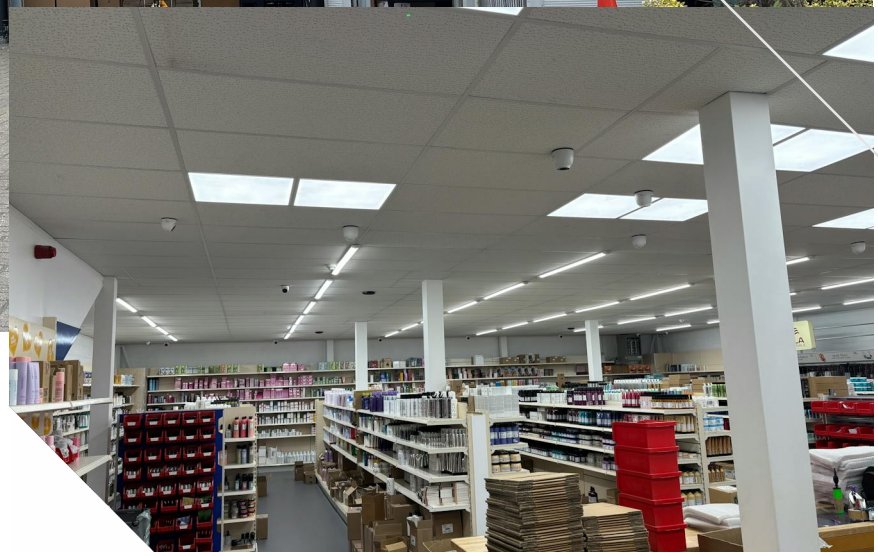
27 Great Cambridge Industrial Estate

Enfield, EN1 1SH

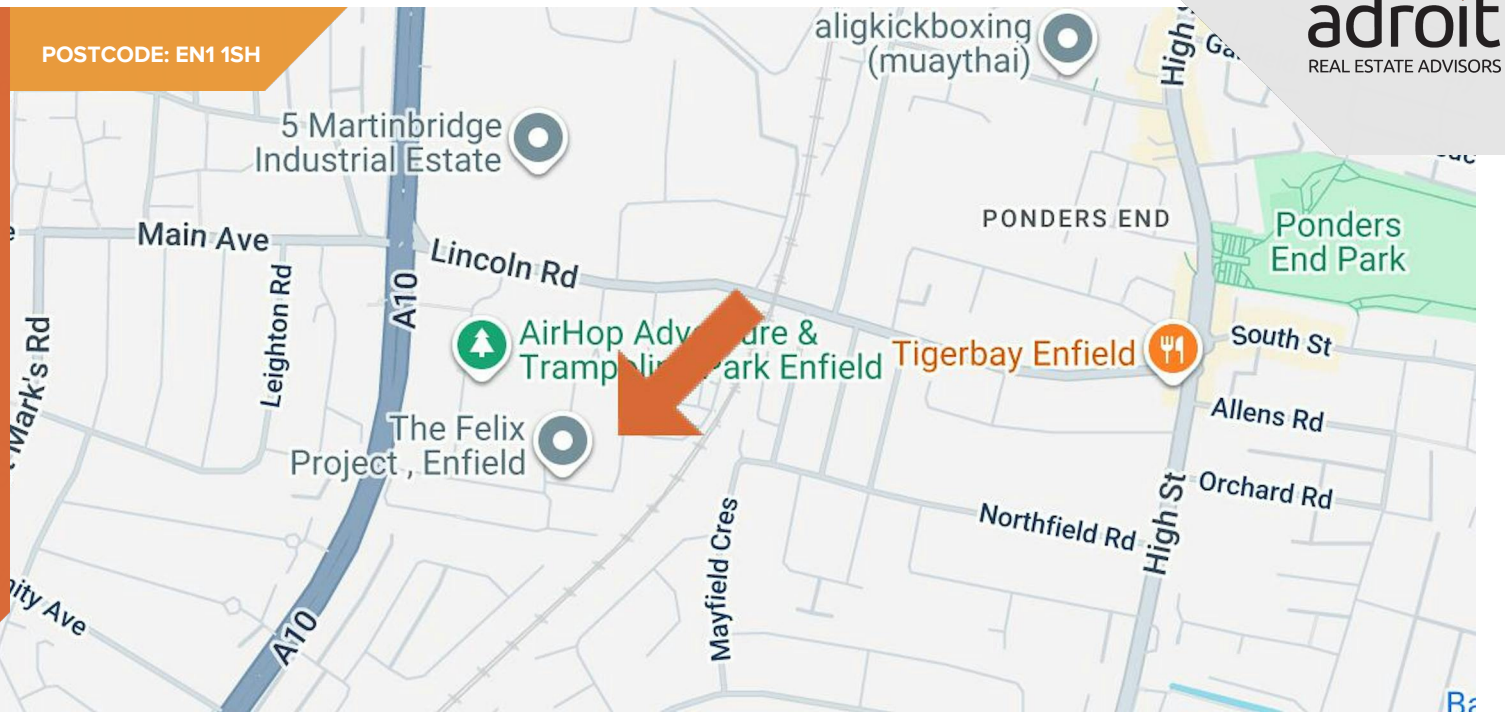
adroit
REAL ESTATE ADVISORS



TO LET

3,470 to 6,571 sq ft (322.37 to 610.47 sq m)

- Existing Fully fitted trade counter
- Flexible leases possible
- 7m EH
- Secure estate with manned security
- Dedicated yard and parking areas
- Available immediately
- Full mezzanine provides extra storage
- Single loading door
- Offices provided on mezz area



Description

Modern trade counter unit which can be offered with all fixtures fittings - full mezzanine provides extra storage areas.

Location

Located on the Great Cambridge Estate off Lincoln Road in Enfield. Adjacent to the A10 - Occupiers on the estate and in the area include Howdens, Benchmark Deluxe Decorator Centre and Topps Tiles

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 Internal Area:

Name	sq ft
Ground	3,470
Mezzanine	3,101
Total	**6,571**

Tenure

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

EPC

Available on request.

Availability

Available Immediately

Rent

£119,050 per annum

Service Charge

Further information is available upon request.

Legal Costs

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

Business Rates

The property has a rateable value of £47,000 in the 2023 list, changing to £50,000 in the 2026 list with effect from the 1st April. The rates payable figure may be subject to transitional relief, potential occupiers are advised to contact the Local Rating Authority for confirmation.

Viewings

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

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