TO LET NEW TRADE / WAREHOUSE UNITS

OTAGO TRADE PARK

23 CROWN ROAD ENFIELD EN1 1GR

LOCATED WITHIN ENFIELD'S PRIME RETAIL / TRADE DESTINATION



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LOCATION

Enfieldis a strategically located and well established town with an urban population of 338,000 people, which increases to 4.5 million people within a 20km distance. The town benefits from first-rate motorway links around London due to its proximity to the A10 arterial route and Junction 25 of the M25.

The strength of the location has attracted a large number of recognisable retail and trade occupiers to the immediate area. Enfield Retail Park, Colosseum Retail Park and De Mandeville are located within walking distance of Otago Trade Park.





Nearby occupiers include Travis Perkins, Formula One Autocentres, Selco, Halfords, B&Q and several other widely known retailers.

CONNECTIVITY

Otago Trade Park is located on the west side of Crown Road, some 100m from the junction with Southbury Road. Rail links to Central London are available at Southbury Station, which is only 3 minute's walk to the south. There are a number of bus routes close by with Enfield Town just 1 mile to the west.

A10	3 mins / 0.4 miles
A406	10 mins / 2.9 miles
M25 J25	7 mins / 2.5 miles
M11 J4	21 mins / 8 miles
M1 J1	30 mins / 10 miles
Central London	44 mins / 10 miles

City Airport	35 mins / 16 miles
London Stansted	34 mins / 27 miles
London Heathrow	45 mins / 39 miles

Liverpool Street	32 mins
Seven Sisters	11 mins

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Sought after trade and retail location

3 phase power

Insulated composite roof sheeting and sky panels

EV charging ports and solar powers

DESCRIPTION

Otago Trade Park comprises 11 new quasi trade-industrial units. With each unit benefiting from:

- New toilet and kitchen facilities
- LED lighting
- Full height roller shutter doors with independent pedestrian access
- Minimum clear internal eaves height of 3.5m
- 3 phase power
- Ample car parking

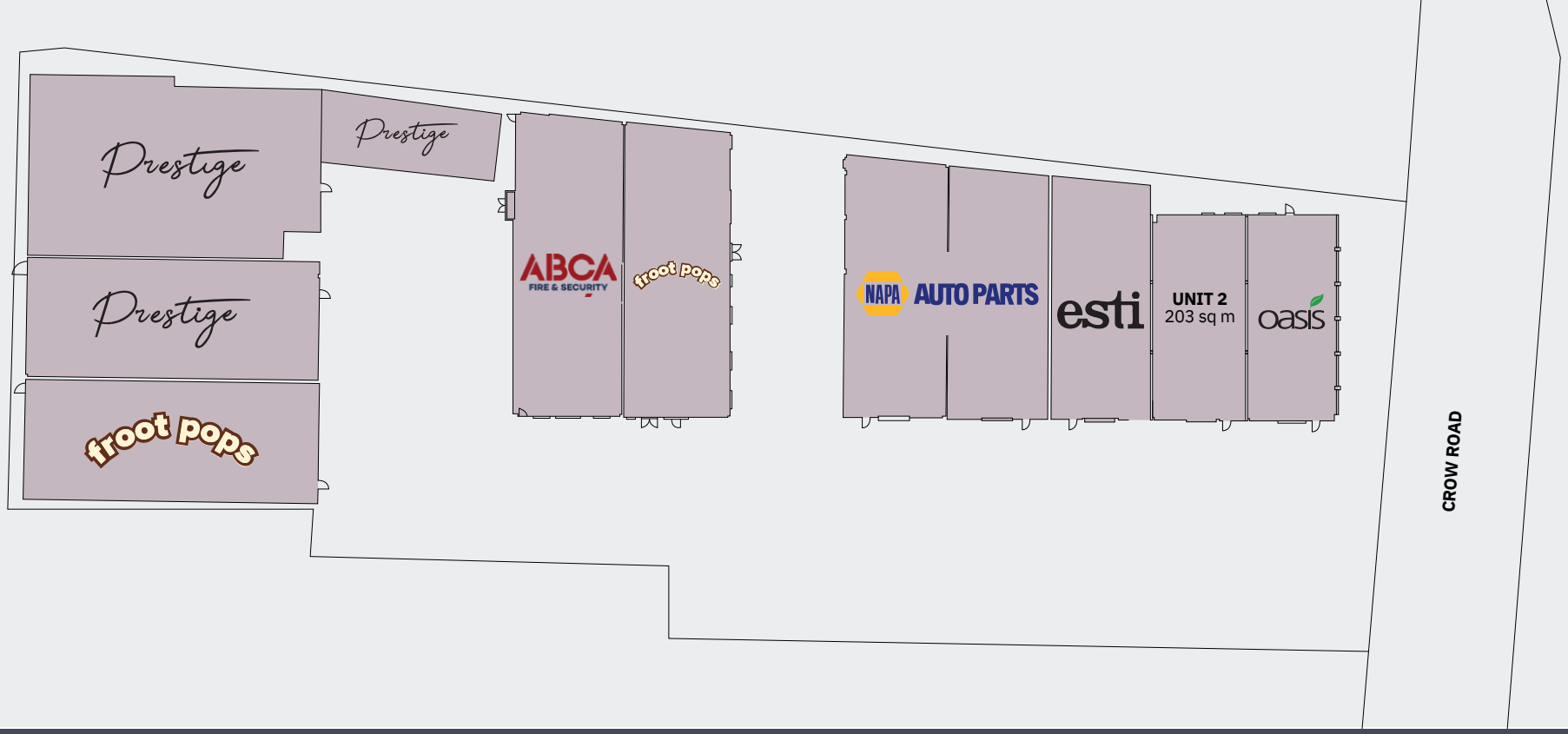
The estate as a whole benefits from electric security gates and signage fronting Crown Road.

GREEN CREDENTIALS

The development employs environmentally friendly technologies to reduce the costs of occupation and will ensure a minimum 35% decrease in CO2 emissions:

The green initiatives include:

- Photovoltaic panels
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural light
- High performance insulated cladding and roof materials • Secure cycle parking



ACCOMMODATION

Floor areas are as follows:

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UNIT	FLOOR AREA		QUOTING RENTAL
1*	2,111 sq ft	196 sq m	**LET**
2	2,187 sq ft	203 sq m	£52,495 pax
3	2,785 sq ft	259 sq m	**LET**
4	2,918 sq ft	271 sq m	**LET**
5	3,042 sq ft	282 sq m	**LET**
6	3,222 sq ft	299 sq m	**LET**
7	3,344 sq ft	311 sq m	**LET**
8	2,447 sq ft	227 sq m	**LET**
9	5,402 sq ft	502 sq m	**LET**
10	3,792 sq ft	352 sq m	**LET**
11	3,812 sq ft	354 sq m	**LET**

*Includes side yard.

OTAGO

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SERVICE CHARGE

Anestate service charge is levied for the maintenance and up keep of the common parts, apportioned on a floor area basis.Further information is available on request.

LEGAL COSTS

Each party is tobear their own legal costs incurred during the transaction.

EPC

To be assessed on completion of works.

TERMS

The units are available on a new lease for a term to be agreed.

BUSINESS RATES

The available units are to be assessed for business rates on completion of works.

VAT

The property is VAT registered. All prices stated are exclusive of VAT.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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