david charles
property consultants

TO LET



Hillside Yard, Theobalds Park Road

Enfield, EN2 9BD

Flexible open storage yard, available to let

12,000 sq ft

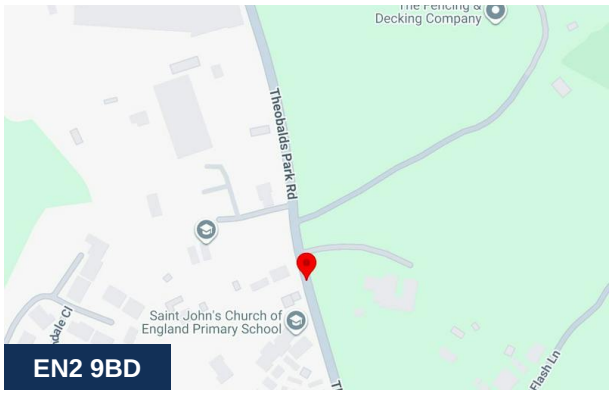
(1,114.84 sq m)

- 12,000 sqft hardstanding
- M25 Junction 25 (2.8 Miles)
- Secure & gated compound
- Suitable for a variety of open storage uses

Hillside Yard, Theobalds Park Road, Enfield, EN2 9BD

Summary

Available Size	12,000 sq ft
Rent	£6 per sq ft
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand



Description

The premises comprises 12,000 ft^2 of hardstanding yard space within a secure and gated compound in the heart of Enfield.



Location

The property is located on the west side of Theobalds Park Road approximately 2.8 miles from the A10 Great Cambridge Road and 2.8 miles from M25 junction 25 offering excellent access to the motorway network. Crews Hill National Rail Station is within a mile of the property



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Hardstanding	12,000	1,114.84	Available
Total	**12,000**	**1,114.84**	

Terms

The premises are available by way of a new 3 year lease outside the Landlord & Tenant Act 1954

Viewing & Further Information



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