

PRELIMINARY DETAILS

345 SOUTHBURY ROAD, ENFIELD, EN1 1TW



**A FULLY FENCED & SECURABLE CAR
PARK/STORAGE/HAULAGE YARD**

131 SPACES/0.75 ACRES

TO LET

LOCATION:

This site sits prominently immediately adjacent to Southbury rail station fronting the very busy A110 Southbury Road less than 500 yards due east of it's junction with the A10 Great Cambridge Road dual carriageway.

The immediate location is significantly occupied by leisure and retail park occupiers including Morrison, De Mandeville Gate Retail Park, Travis Perkins, Sainsbury and the Enfield Retail Park.

Non retail users include DHL Express, Apollo Trimmings, Fortuna Mobility and Selco.



AT A GLANCE:

- * **Level surfaced site**
- * **Fully securable boundaries**
- * **131 space car park**
- * **Potentially to suit external storage/haulage uses**
- * **Very prominent 75 metre frontage onto mixed retail and warehouse area**
- * **Immediately adjacent Southbury rail station into central London**
- * **To let**
- * **Additional office space available via separate negotiation**

DESCRIPTION:

A level surfaced site with secure perimeter currently laid out as 131 car parking spaces.

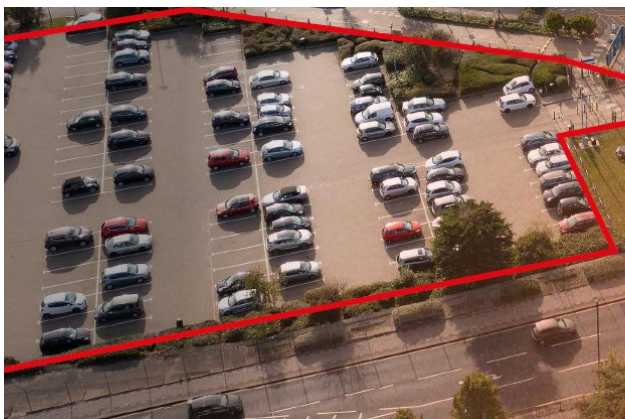
The site is extremely prominent onto the Southbury Road and visible along it's entire 75 metre frontage.

External storage and haulage uses may be suitable subject to confirmation via the LPA.

Total site area	-	0.75 acres
Southbury Road frontage	-	75 metres

Additional office accommodation may be available via separate negotiation.

All dimensions and floor areas are approximate.



TERMS:	To let.
RENTAL:	Upon application.
RATEABLE VALUE:	TBA.
SERVICE CHARGE:	Zero.
VAT:	Applicable.
VIEWING:	Strictly by appointment through joint Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

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