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///PREOCCUPIED.GROUND.MARKET

Exceptional open storage, parking opportunity in Enfield.

SOUTHBURY ROAD

A fully fenced and securable car park/
storage/haulage yard with parking for
up to **131 cars** on **0.75 acres**.

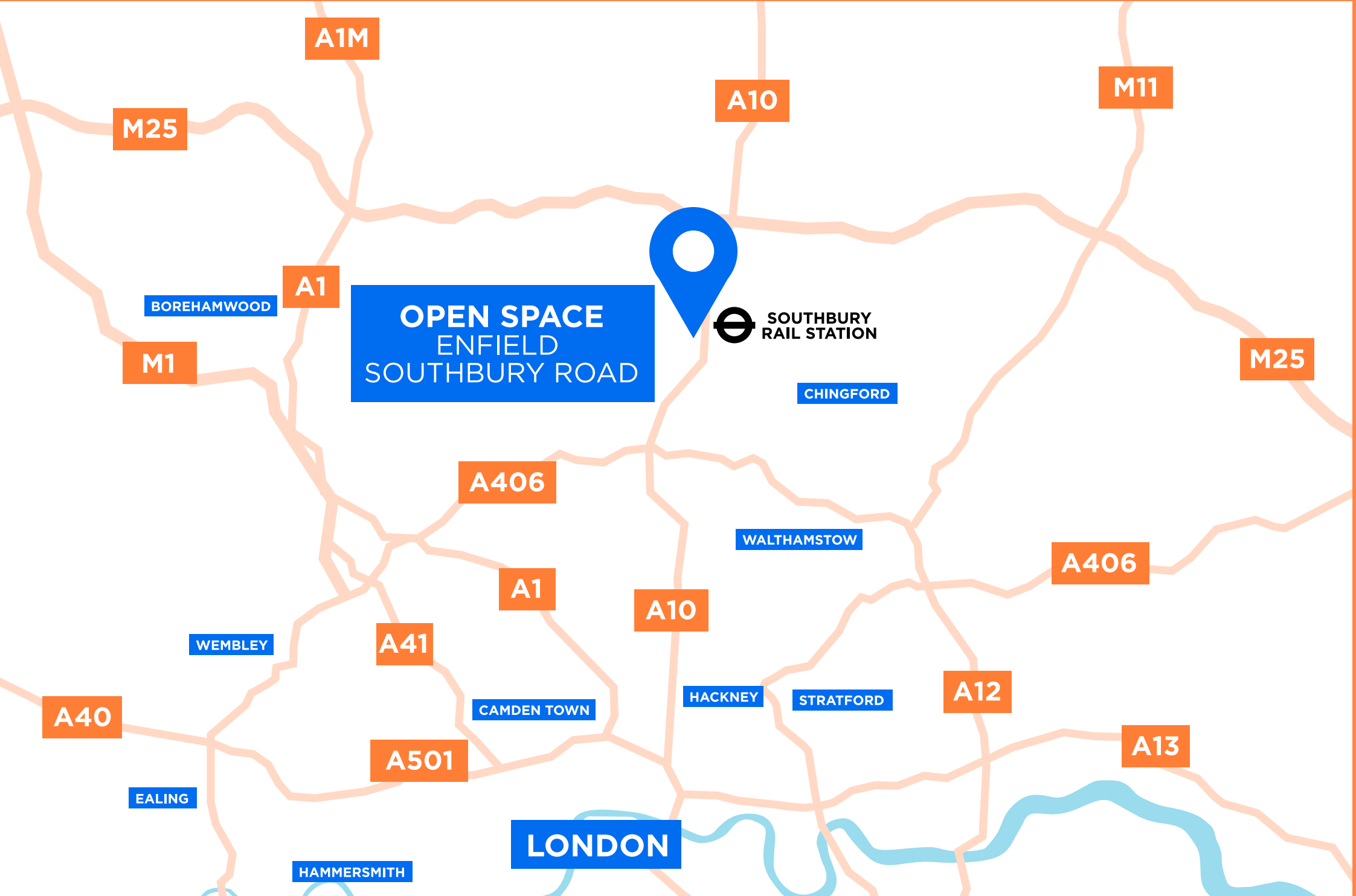
Available Now

Strategic North London Business Location

This site sits adjacent to Southbury rail station fronting the very busy A110 Southbury Road and 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 Morrisons, De Mandeville Gate Retail Park, Travis Perkins, Sainsbury’s and the Enfield Retail Park.

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



CONNECTIVITY	MILES	MINUTES
A10	0.2	1
Southbury Rail Station	0.2	1
M25	2.3	5
A406	2.9	7
A1	9	20
M11	10.8	16
M1	16.5	25
Central London	11	45

Open Use Storage

- 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



Terms

Rent upon application. VAT will be payable where applicable. All parties will be responsible for their own legal costs incurred in the transaction. Interested parties should contact Enfield Council's Business Rates Department to verify rateable values.

GET IN TOUCH, WE'RE READY TO DELIVER

DTRE

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