

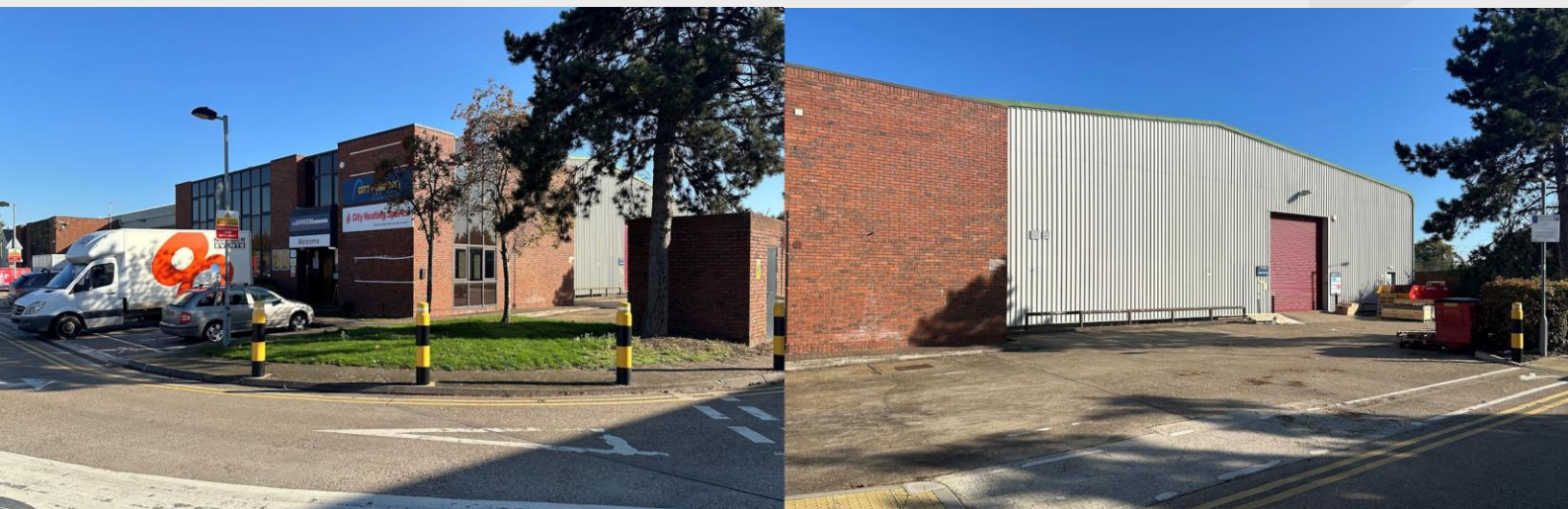


TO LET

4 Great Cambridge Industrial Estate Enfield, EN1 1SH

12,370 sq ft

Warehouse / Industrial



Distribution Warehouse To Let

strettons.co.uk

4 Great Cambridge Industrial Estate, Enfield, EN1 1SH

Description

This is an end of terrace unit with dual aspect loading to the front and side via roller shutter doors. There is a concrete hard standing at the front along with 7 parking spaces with an additional loading area and 10 parking spaces to the side.

The unit is arranged as a warehouse, under-croft and WC's to the ground floor with offices and further WC's at first floor.

Amenities

- 2 x Loading doors
- 3 phase electricity
- 6m eaves
- Clearspan warehouse
- Lighting
- 24 hr manned gatehouse
- Estate CCTV

Location

The unit is situated within the Great Cambridge Industrial Estate a short distance from the A10 which provides access to the A406 North Circular Rd to the south and the M25 (J25) to the north.

Southbury Rd and Bush Hill Park overground stations are within walking distance providing services to London Liverpool Street via Seven Sisters (Victoria Line).

Nearby occupiers include Screwfix, Howdens, Brewers Decorator Centre, Dulux Decorator Centre and Bansal Plumbing.

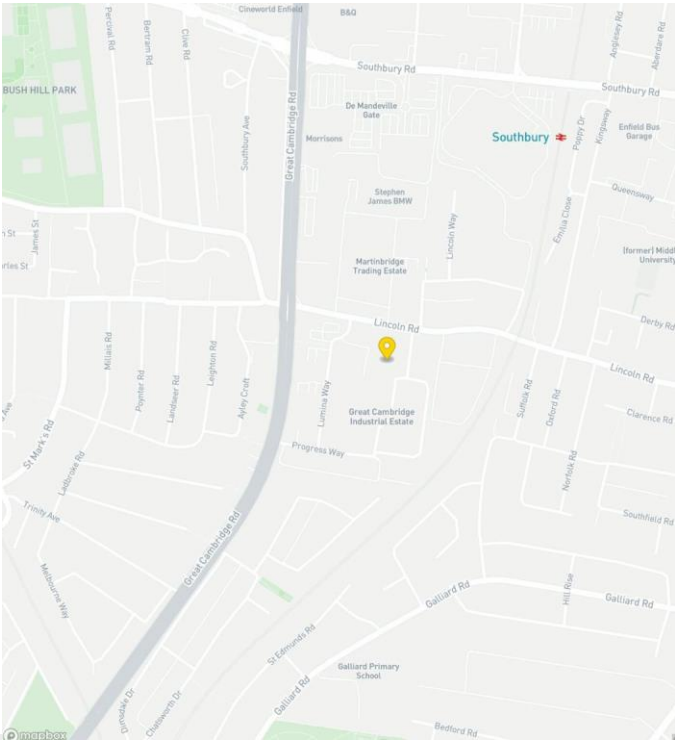
Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	11,057	1,027.23	Available
1st - Offices	1,313	121.98	Available

Terms

The unit is held on a full repairing and insuring lease inside the Act for a term of 10 years from 9 March 2022, expiring 8 March 2032 with a tenant only break and rent review on 27 March 2027 at a current rent of £235,030 pa (£19 per sq ft).

The lease is available for assignment or a sub-lease will be granted. A new lease may be available from the Landlord.



Rent

£235,030 p.a (£19 per sq ft)

Business Rates

Rateable Value - £111,000

EPC

C-56

Contacts

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