

24 Riverwalk Road
ENFIELD, EN3 7QN

Freehold For Sale



MODERN INDUSTRIAL WAREHOUSE UNIT

9,949 SQ FT



POSTCODE: EN3 7QN

LOCATION & SITUATION

The London Borough of Enfield is located in the northern fringe of London with good connections to the M25 via the A10. The subject property is situated on Riverwalk Road, park of the Riverwalk Business Park, to the east of Mollison Avenue (A1055) off Jeffrey's Road.

Brimsdown Mainline train Station is located approximately half a mile to the north west providing connections to Tottenham Hale (14 mins) and London Liverpool Street (22 mins) to the south and Hertford East (29 mins) to the north.

Stansted Airport is located approximately 26 miles to the north east.



ROAD

A406	3 miles / 8 mins
M25 J25	4 miles / 10 mins
M11 J4	8 miles / 15 mins
M1 J11	2 miles / 26 mins
Central London	12 miles / 38 mins

Source: Google Maps

AIRPORTS

City	15 miles / 28 mins
Stansted	28 miles / 39 mins
Luton	33 miles / 43 mins
Heathrow	43 miles / 53 mins

Source: Google Maps

RAIL

Ponders End	1.7 miles / 7 mins
Brimsdown Station	0.6 miles / 3 mins

Source: Google Maps



DESCRIPTION

The subject property is a modern industrial unit constructed in 2007 of steel portal frame with metal clad elevations beneath a pitched roof. The current owner has installed solar panels to the roof which generate an annual income of approximately £5,000 – £10,000 p.a.

Internally, the warehouse accommodation has a minimum eaves height of 9.5m and maximum of 11.56m. There are roof lights throughout with suspended fluorescent strip lighting and two large roller shutters with a clearance height of approximately 5.2m.

The current owner has installed offices, training rooms and an operations room located on both the ground and first floors. In addition there is a kitchen /breakout area, communications room and disabled WC.

Externally there is a fenced yard protected by an electric roller gate, with 2 disabled parking spaces, 10 demarcated car parking spaces and further parking on Riverwalk Road if required. Additionally there is a bin store and a bike store.

SPECIFICATION

- Eaves height 9.5m – 11.56m
- 24/7 access
- Generous secure yard
- 2 electronically operated roller shutters
- Income generating Photovoltaic panels

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice 6th Edition, the Gross Internal Area (GIA) is as follows:

Ground Floor Warehouse	620.96 sq m	(6,684 sq ft)
Ground Floor Offices	225.91 sq m	(2,432 sq ft)
First Floor Offices	77.44 sq m	(834 sq ft)
TOTAL	924.31 sq m	(9,949 sq ft)

Please note that the vendor installed additional ground floor offices and training rooms that could be removed and converted back to warehouse accommodation.



PLANNING

The property is designated Sui Generis, an emergency control centre. The current owner was granted a change of use in 2010 from B2 / B8 to the current use.

BUSINESS RATES

The current rateable value is £88,500 per annum. Parties are advised to make their own enquiries with Enfield Council.

EPC

The building is rated D-85. A copy of the EPC is available on request.

TENURE

Freehold with vacant possession.

PRICE

Offers are invited in excess of £2,500,000 for the freehold interest.

VAT

The property is not elected for VAT.

VIEWING

For viewing, please contact the joint sole agents.

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