



Hillside Yard, Theobalds Park Road

Enfield, EN2 9BD

Warehouse with concrete yard and hardstanding

30,335 sq ft

(2,818.21 sq m)

- 4,925 sqft Warehouse
- 6,135 concrete yard plus 19,275 sqft hardstanding
- 4m eaves to warehouse
- 2 loading doors
- M25 Junction 25 (2.8 Miles)

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

Summary

Available Size	30,335 sq ft
Rent	£175,000 per annum
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 comprise a steel framed warehouse of 4,925 ft² with 6,135 ft² of fenced concreted yard in addition to 19,275 ft² of hardstanding. The building is set within a secure fenced site. It has an eaves height of approximately 4.0 m, 2 loading doors, fluorescent lighting and toilet facilities.

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

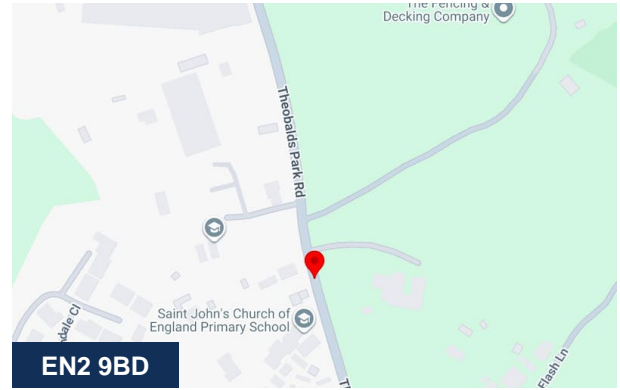
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Warehouse	4,925	457.55	Available
Outdoor - Yard	6,135	569.96	Available
Outdoor - Hardstanding	19,275	1,790.71	Available
Total	30,335	2,818.22	

Terms

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



Viewing & Further Information



Peter Amstell

020 8429 9007

peter@davidcharles.co.uk



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 03/12/2025





