



STRETTONS



# FOR SALE

Unit 5, Sovereign Business Centre,  
Stockingswater Lane, Enfield., EN3 7JX

Business Unit



Two-Storey Business Unit /For Sale

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# Unit 5, Sovereign Business Centre, Stockingswater Lane, Enfield, EN3 7JX

## Description

The premises comprise a semi-detached office/business building over 2 floors with the benefit of an up and over loading door to the ground floor serving a small storage facility capable of being increased. There is a minimum of 8 car parking spaces together with a loading forecourt. The offices provide a number of glass partitioned rooms plus open plan areas and are fitted out to a very good standard.

## Amenities

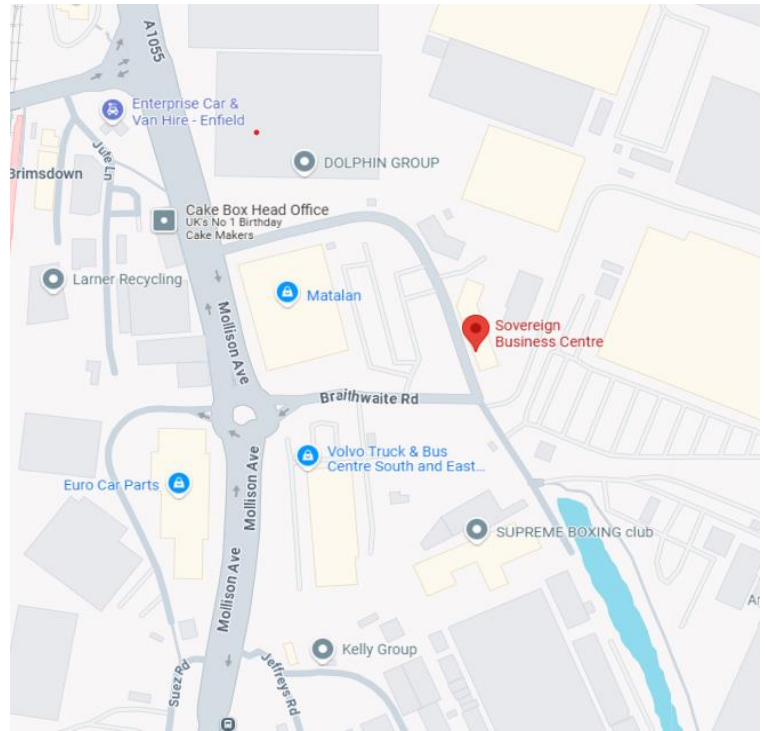
- Located just off Mollison Avenue (A1055)
- Ground & 1<sup>st</sup> floor offices including part ground floor storage
- Attic storage space
- Minimum 8 car parking spaces
- Cat 5 cabling
- Security shutters

## Location

The premises are located on the east side of Stockingswater Lane close to its junction and visible from the A1055 Mollison Avenue which connects northwards to the A10/M25 at junction 25 and southwards with the A406 North Circular Road. Brimsdown Railway Station is within 5 minutes walking distance and has regular services into London Liverpool Street with underground connections available at Tottenham Hale (Victoria Line).

## Accommodation

Name	sq ft	Availability
Ground floor offices (inc. 276 store with up and over loading door)	1,735	Available
First floor offices	1,735	Available
Total	3,470	Available



<b>Tenure</b>	For Sale
<b>Price</b>	£1.1 million
<b>EPC</b>	C (53)
<b>VAT</b>	Applicable

## Contacts

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Misrepresentation