

UNIT 2
2 CHALKMILL
DRIVE

Modern High Quality Warehouse
with 10m Clear Internal Height

32,791 sq ft TO LET

Great Cambridge Road • ENFIELD EN1 1TZ





UNIT 2 CHALKMILL DRIVE

Location

The property is situated just off the A10 Great Cambridge Road adjoining the Enfield Retail Park and therefore readily accessible to the M25 to the north and the A406 North Circular Road to the south. Southbury Road over ground station is nearby and provides regular services to London Liverpool Street via Seven Sisters (Victoria Line).

This is therefore an excellent location from which to service Central London and the wider Greater London area.

Description

The property comprises a steel portal frame warehouse providing efficient clear span space accessed from a secure concrete surface yard via 3 loading doors. There is a separate self-contained car park which provides 33 spaces.

Specification

- Modern warehouse
- Steel portal frame
- 3 loading doors
- 10m clear internal height
- Secure service yard
- Separate dedicated parking for 33 cars
- Vehicle electric charging points

Accommodation

Ground Floor 32,791 sq ft

Lease

The property is available by way of an assignment of the existing lease expiring in September 2034 with a tenant break in Sept 2029. Alternatively a new sub-lease is available for a term by negotiation.

Rent

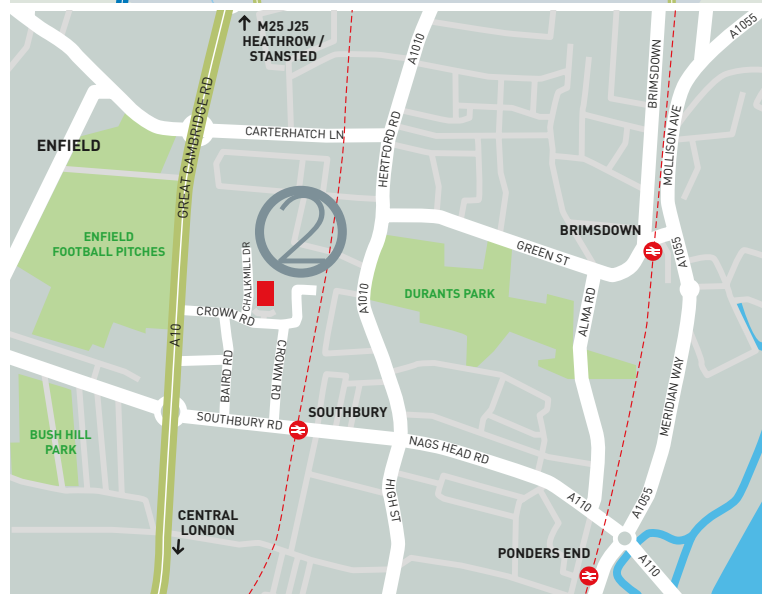
On application.

EPC

The EPC rating is C-57.

Viewing

Strictly by appointment through sole agents.



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