

FOR SALE/TO LET

2,681 Sq Ft (249.06 Sq M)

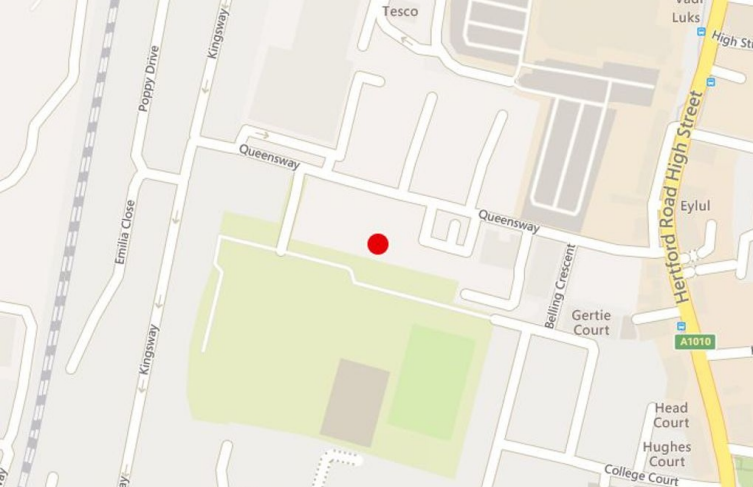
- › Two storey unit with storage and offices to the ground floor with high quality offices to the first floor
- › Excellent access to A10, M25 and North Circular
- › 3 parking spaces plus space in front of building
- › Air conditioned offices with LED lighting



8 Queensway
Enfield, EN3 4SB

Contact: Hugo Harding or Matthew Bowen
Tel: **0208 367 5511**
eddisons.com





Location

- The property is situated on the south side of Queensway close to its junction with High Street Ponders End.
- Access to the A10 Great Cambridge Road is within 0.7 miles
- Junction 25 of M25 to the north are within 3.5 miles A406 North Circular Road is 3.3 miles to the south.
- Southbury Overground station is within 0.5 miles, serving Liverpool Street Station and Seven Sisters Station.

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Google Maps

Click here

Description

- Providing storage/workshop to the ground floor together with rear offices, kitchen & WC
- First floor fitted out to a high standard of offices with air conditioning and LED lighting.
- First floor also provides a newly fitted kitchen with break out area and WC
- Electric roller shutter (2.97m wide x 2.39m high) and EV charging point
- Gated estate with 3 allocated parking spaces and space in front of the unit

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £25,000. VAT is not payable on the rent.

Or available for sale at a price of £500,000. VAT is not payable on the purchase price.

Accommodation (Gross Internal Area*)

Ground Floor	124.21 SQ M	1,337 SQ FT
First Floor	124.86 SQ M	1,344 SQ FT
Total	249.06 SQ M	2,681 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 71

Business Rates: The rateable value is £28,750. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

HUGO HARDING

[07425 243 317 hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

MATTHEW BOWEN

[07442 820 386 matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)