

Attractive Two-Storey Office/Business Unit

Approx. 3,470 Sq Ft (322.36 sq m)

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

FOR SALE



Location

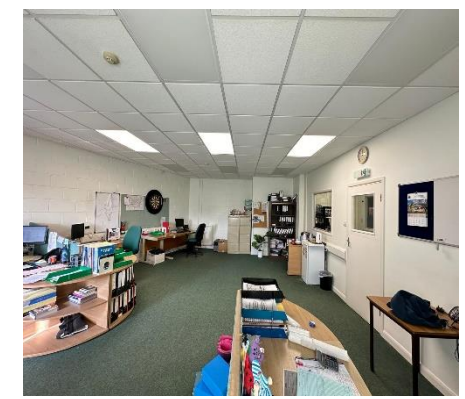
The premises are located on the east side of Stockingswater Lane close to its junction and visible from the A1055 Mollison Avenue which connects northwards to the A10/M25 at junction 25 and southwards with the A406 North Circular Road. Brimsdown Railway Station is within 5 minutes walking distance and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

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.



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Amenities

- Located just off Mollison Avenue (A1055)
- Ground and first floor offices including part ground floor storage
- Attic storage space
- Minimum 8 car parking spaces
- Cat 5 cabling
- Security shutters

Floor Area

Ground floor offices (inc. 276 sq ft store with up and over loading doors)	1,735 sq ft
First floor offices	1,735sq ft
Total Gross Internal Area	3,470 Sq Ft

Terms

Freehold. The property is offered for sale with full vacant possession.

Price

£1.1 million.

Business Rates

Rateable Value 2023/2024 - £36,750
Rates Payable - £18,338.25

Interested parties should confirm the business rates valuation with the local authority.

Legal Costs

Each party is to bear their own legal costs.

EPC Rating



Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



CLIFF BONNETT

020 8342 2700
cliff@sbhpageread.co.uk



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sbh Page & Read conditions under which particulars are issued.

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