



GILMARTIN LEY

# Two Storey Warehouse and Offices to Let - Queensway, Enfield EN3

**New Lease Available**

**Unit 6 Peerglow Estate,  
Queensway,  
Ponders End,  
ENFIELD, EN3 4SY**



#### **Area**

Gross Internal Area: 408 sq.m. (4,391 sq.ft.)

#### **Rent**

£25,000 per annum (approx.  
£2,083 monthly) subject to  
contract



#### **Property Description**

Ground floor warehouse with good loading access and first floor arranged mainly in open plan with partitioned offices/storage with kitchen. There are toilet facilities at each level. The property benefits from gas central heating, air-conditioning and three phase electricity supply.



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Warehouse / Works	204.00	2195	3.39m clear height
First Floor - Offices / Storage	204.00	2195	3.17m clear height
5 Car Parking Spaces			

## Property Location

The premises are located on the south side of Queensway approximately 200 metres from High Street Ponders End and less than a mile east of the Great Cambridge Road (A10). The North-South Route (A1055) is also in proximity providing easy access to the M25 to the north and Tottenham Hale to the south. Southbury (B.R.) Station is within a five minute walk.

**2010 Rateable Value** £0.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.** To be confirmed

## Premium

**Terms** A new full repairing and insuring lease for a term of years to be agreed.

**Legal Fees:** Each party bears own legal fees

**Local Authority:** London Borough of Enfield

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/19029>

**Last Updated:** 24 Sep 2010

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