



GILMARTIN LEY

# Warehouse/Workshop and Offices For Sale - Enfield EN3

**Unit 4, Alexandra Business  
Centre  
278 Alma Road,  
Ponders End,  
ENFIELD, EN3 7RS**



#### Area

Gross Internal Area: 132 sq.m. (1,420 sq.ft.)

#### Price

£177,500 subject to contract



#### Property Description

The property comprises a two storey self-contained building providing a clear workshop/warehouse with 3 phase supply at ground floor and offices above with gas central heating. The forecourt to the unit provides parking for two cars with an additional space opposite.



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Workshop	66.62	717	
First Floor Offices	64.94	699	
Three Car Parking Spaces			

## Property Location

The subject property is located on the west side of Alma Road on Alexandra Business Centre, just north of King Edwards Road and approximately a quarter of a mile north of Nags Head Road (A110) and west of the North-South Route (A1055).

The area is excellently served for all communications including the North-South Route, Great Cambridge Road (A10) and M25. Ponders End and Southbury British Rail Stations are within easy access.

**2010 Rateable Value** £9200.00

**Estimated Rates Payable** £3605 per annum

**Service Charge p.a.**

**Terms** Freehold for sale with full vacant possession

**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/19105>

**Last Updated:** 09 Nov 2011

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Unit 4 Alexandra Business Centre



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*Our ref: 19105*

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Property Experts for North London

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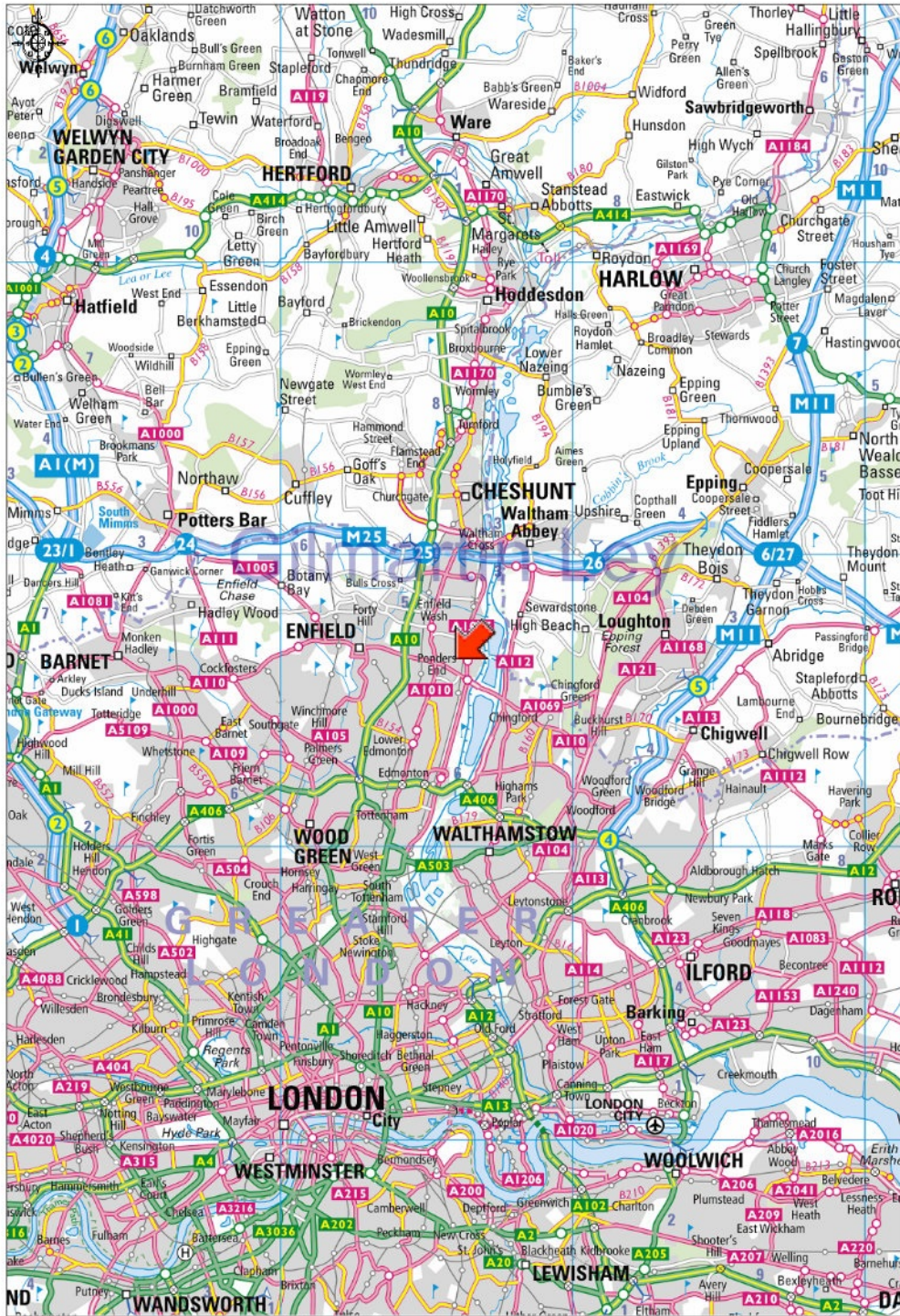
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