



GILMARTIN LEY

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

**Unit 30 Peerglow Industrial
Estate
Queensway,
Ponders End,
ENFIELD, EN3 4SA**



Area

Gross Internal Area: 236 sq.m. (2,544 sq.ft.)

Rent

£13,750 per annum (approx.
£1,146 monthly) subject to
contract

Property Description

Ground floor warehouse and first floor storage/offices with three phase electricity supply and good loading access. There are separate male and female toilet facilities and space heating is provided by a 'Combat' gas fired blower.





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Warehouse / Works	115.48	1243	
First Floor Offices / Storage	120.88	1301	
Forecourt and 2 Car Parking Spac			

Property Location

The property is 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 (BR) Station is within a five minute walk.

2010 Rateable Value £0.00

Estimated Rates Payable £0 per annum

Service Charge p.a.

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/19391>

Last Updated: 20 Oct 2009

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