



GILMARTIN LEY

# Freehold warehouse and showroom unit for sale - Enfield EN3

**Unit 3 Peerglow Estate  
Queensway,  
Enfield Wash,  
ENFIELD, EN3 4SB**



## Area

Gross Internal Area: 157 sq.m. (1,684 sq.ft.)

## Price

£210,000 subject to contract



## Property Description

Ground floor warehousing (three phase supply) with excellent loading access via a separate loading door and superb first floor showrooms/storage.

The property has been improved and maintained to a high standard and includes large trade counter, double glazed windows with internal security grilles, 24 hour CCTV & security system and three car parking spaces.



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Unit 3	156.53	1684	
3 car spaces			

## Property Location

The property is on the north side of Queensway approximately 200 metres from the High Street in proximity to the Great Cambridge Road (A10), North-South Route (A1055) with easy access to the M25 to the north and Tottenham Hale to the south and the A406. Southbury (BR) Station is closeby.

**2010 Rateable Value** £0.00

**Estimated Rates Payable** £0 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/19681>

**Last Updated:** 25 Feb 2010

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