



# Office Investment / Development Opportunity For Sale - Enfield EN1

Potential For Residential Conversion (68 Flats)

**Southbury House,  
280-286 Southbury Road,  
Enfield  
ENFIELD EN1 1TR**



**Further information online:**

<http://www.gilmartinley.co.uk/properties/19922>

**Area**

Net Internal Area: 4,035 sq.m. (43,435 sq.ft.)

**Price**

Offers in excess of £4,000,000  
subject to contract

**Property Description**

Completely refurbished in 2006, Southbury House provides five floors of flexible open plan office space, arranged in two separate wings each of which has its own entrance. The property is DDA compliant, benefits from 3 passenger lifts, suspended ceilings, category II lighting, air conditioning, secondary glazing, perimeter trunking, dedicated on site management, male and female WC facilities on each floor and 75 on site car parking spaces.

Existing occupiers include Coffey Group, Database Sales Limited, Reed Recruitment, Westminster Homecare, Fortuna International and Serco Group PLC.

Approximately 50% of the building is currently let.

The costs relating to the vacant space have been mitigated by virtue of a flexible letting arrangement of the empty space, which reduces the business rates payable on the remaining vacant space to 15% of that which would otherwise be payable.

A prior notification application for a 68 unit scheme comprising 15 x studios, 18 x 1 bedroom flats and 35 x 2 bedroom flats was submitted to the London Borough of Enfield for change of use from office (B1a) to residential.

- > Residential development potential for 68 Flats by conversion of existing building
- > Freehold interest
- > Site area of 0.89 acres
- > Potential to add additional built space
- > 75 car spaces
- > Main road frontage of 102.26 metres (335 feet)
- > Reduced holding costs





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground West A	291.21	3134	AVAILABLE TO LET
Ground West B	206.61	2223	LET
Ground East	189.24	2036	LET
1st West A	272.95	2938	AVAILABLE TO LET
1st West B	272.20	2929	AVAILABLE TO LET
1st East	187.38	2016	LET
2nd West A	275.78	2968	AVAILABLE TO LET
2nd West B	264.93	2851	AVAILABLE TO LET
2nd East	287.63	3096	AVAILABLE TO LET
3rd West A	261.24	2811	AVAILABLE TO LET
3rd East	308.90	3324	LET
3rd West B	264.93	2851	LET
4th East	308.71	3322	LET
4th West	643.53	6926	LET

## Property Location

The premises are well located, both in terms of road and rail communications.

The M25 Motorway and The A406 North Circular Road are equidistant and less than 2 miles from the property. Southbury Rail Station, which provides regular 30 minute services to London Liverpool Street Station is a few minutes walk from Southbury House.

The following bus services are accessible in the immediate vicinity of the subject property: 121 (Enfield Lock/Turnpike Lane), 191 (Brimsdown/Edmonton Green), 307 (Barnet/Brimsdown) and 313 (Chingford/Potters Bar).

**2010 Rateable Value** £375250.00

**Estimated Rates Payable** £162483 per annum

**Service Charge p.a.**

**Terms** Offers are sought for the freehold interest subject to the existing tenancies.  
The building is elected for VAT.

**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

**Last Updated:** 28 Jan 2014

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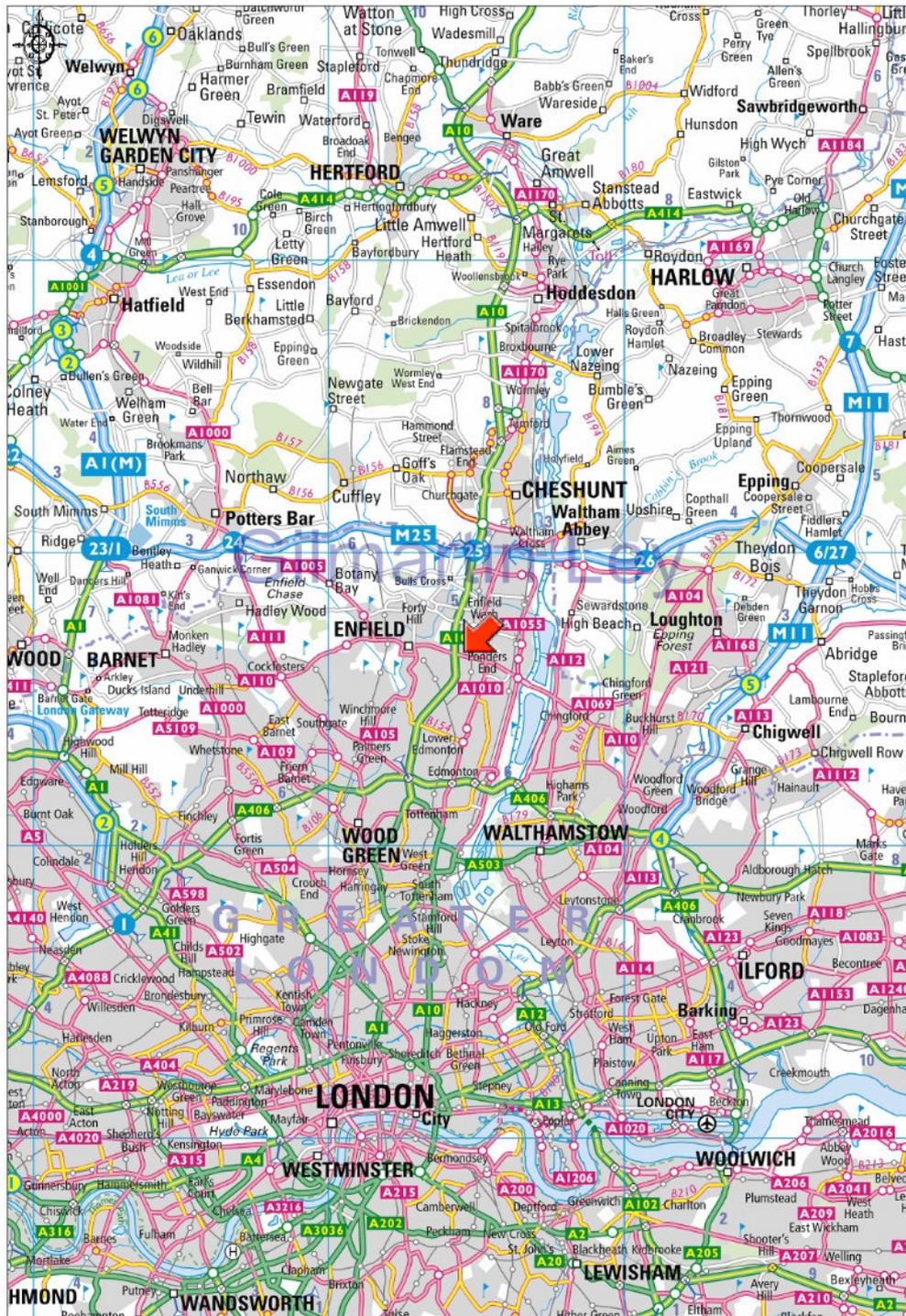




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Our ref: 19922

Property Investment and Development Consultants  
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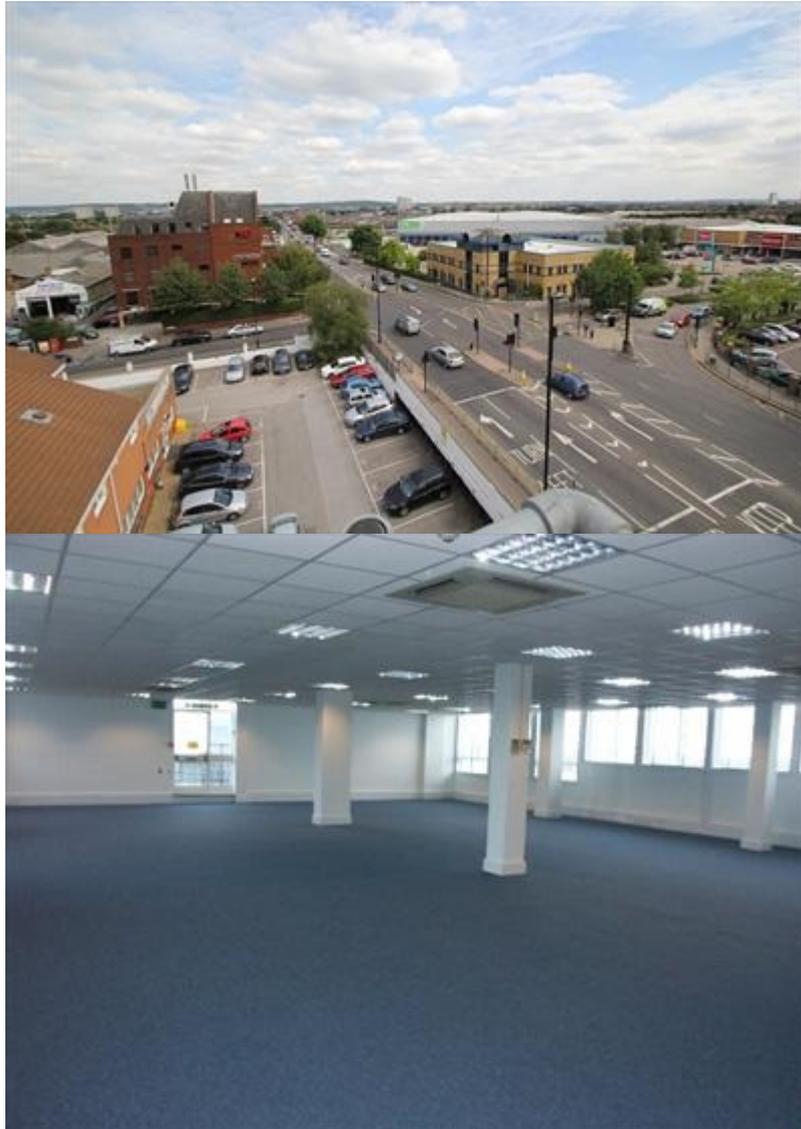
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