



GILMARTIN LEY

# Offices with Warehouse & Yard To Let - Enfield EN3

Suitable for a variety of alternative uses subject to planning

**1-5 Albany Road,  
Enfield Wash,  
ENFIELD, EN3 5UB**



## Area

Net Internal Area: 249 sq.m. (2,680 sq.ft.) to  
356 sq.m. (3,831 sq.ft.)

## Rent

£35,000 per annum (approx.  
£2,917 monthly) subject to  
contract



## Property Description

The property comprises a two storey office building with adjoining warehouse and yard.

The office space benefits from good natural light and incorporates demountable partitions enabling the space to be re-configured if desired.

The warehouse benefits from an eaves height of 4.07 metres and loading doors provides access to the yard area.

Main access to the yard is directly from Albany Road and the property has the benefit of three car parking spaces.



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Office	99.05	1066	
First Floor Office	106.87	1150	
Warehouse	150.00	1614	
Yard	297.00	3196	
3 car parking spaces			

## Property Location

The property is situated on Albany Road, an eastern side road off of Herford Road (A1010) approximately 1 km south of its intersection with Mollison Avenue (A1055). Hertford Road is a busy traffic route connecting Edmonton to the south with Enfield.

The property is equidistant between Turkey Street and Enfield Lock Rail Stations, each being approximately ten minutes walk away.

Road communications are excellent with junction 25 of the M25 around 1.5 km to the north and the Great Cambridge Road (A10) running adjacent to Hertford Road to the west. The area is also well served by a number of bus routes.

**2010 Rateable Value** £30250.00

**Estimated Rates Payable** £13098 per annum

**Service Charge p.a.** Nil

**Premium** Nil

**Terms** New FRI lease on terms to be agreed

**Legal Fees:** Both parties' legal fees borne by incoming tenant

**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/19965>

**Last Updated:** 22 Aug 2014

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Our ref: 19965

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

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