



Freehold Warehouse / Workshop Ponders End Enfield EN3

A superb two storey workshop on a small industrial estate

**Unit 7 Peerglow Estate,
Queensway,
Ponders End
ENFIELD EN3 4SB**



Online details
20090

Area
Gross Internal Area: 153 sq.m. (1,652 sq.ft.)

Price
£220,000 subject to contract

Property Description

A two storey warehouse/workshop with three phase power supply and roller shutter loading access.

The property is maintained in good order and has the benefit of two partitioned first floor offices, security alarm, part double glazing, first floor kitchenette & toilet facilities at both ground and first floor level.

There is a modern suspended mineral fibre tile ceiling with inset strip lights at first floor and plastered emulsioned ceiling with surface mounted strip lights to the ground floor. The ground floor warehouse has a ceiling height of 3.36 metres.

- *24 hour access
- *Excellent access to road and rail communications
- *Security alarm
- *2 allocated parking spaces
- *Roller shutter loading door 2.68 metres by 3.0 metres
- *Electric storage heating
- *Entryphone
- *Perimeter trunking



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Accommodation	Area sq.m.	Area sq.ft.	Status
Ground Floor	76.74sq.m.	826sq.ft.	
First Floor	76.74sq.m.	826sq.ft.	
Two car parking spaces			

Property Location

The property forms part of the popular Peerglow Estate on south side of Queensway approximately 200 metres from the High Street (A1010) 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, as well as the A406. Southbury main line Station is within short walking distance to the north-west.

There are excellent shopping facilities available within a minutes walk in the High Street including a Tesco Superstore.

2010 Rateable Value £10250.00

Estimated Rates Payable £4366 per annum

Service Charge p.a. Nil

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

Last Updated: 07 Jun 2012

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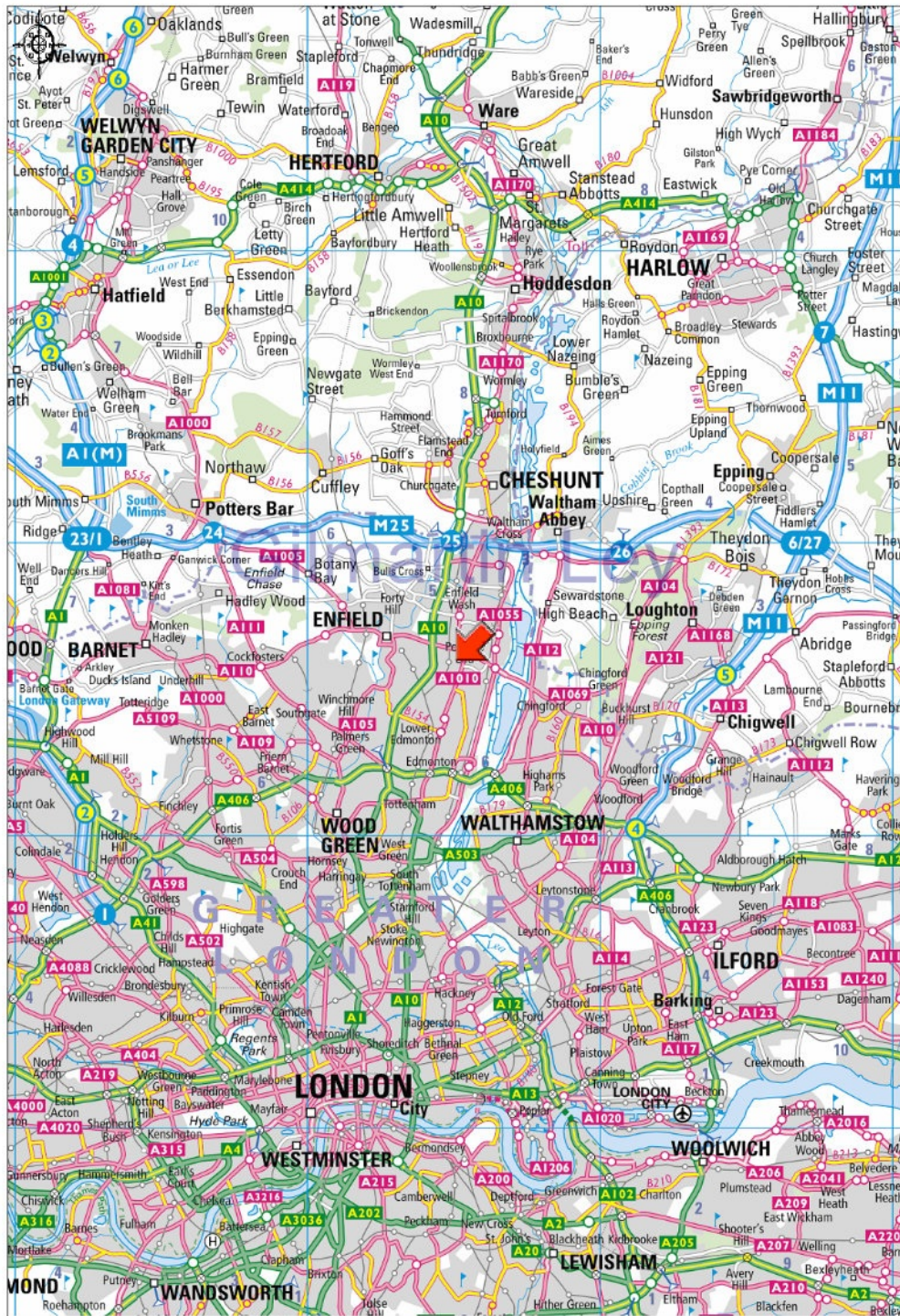
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