

12-13 Wharf Road,

**Ponders End
ENFIELD EN3 4TA**



Further information online:

<http://www.gilmartinley.co.uk/properties/20118>

Area

Gross Internal Area: 1,328 sq.m. (14,290 sq.ft.)

Price

£1,500,000 subject to contract

Property Description

The property comprises a detached two storey office and industrial building set on a secure yard measuring about 1.23 acres.

The entire first floor of the building is fitted out predominantly as cellular offices, with a couple of large open plan rooms, kitchenettes, male and female WCs. The ground floor of the building is made up of three component parts:

1. Open plan office accommodation, with mezzanine archive storage (headroom circa 1.6m) kitchenette, male and female WCs.
2. Industrial warehouse with a floor to ceiling height of 4.41m, mezzanine (headroom 1.94m), WC and electric roller shutter loading door.
3. Open sided storage with a floor to ceiling height of 4.41m

The concrete surfaced yard is enclosed by a substantial steel palisade fence, which has two vehicular access points.

- > Exclusive Secure Surfaced Yard
- > Development Potential (Subject to Planning Consent)
- > Capable of Division for Letting in Parts
- > 3 Phase Electrical Supply
- > Electric Roller Shutter Loading Door (4.05 m high, 3.67 m wide)
- > CCTV Monitored Estate Roads
- > Gas Central Heating





Large Freehold Yard With Industrial & Office Building For Sale - Enfield EN3

1.23 Acre Site

Accommodation	Area sq.m.	Area sq.ft.	Comments
First Floor Offices	556.17	5986	
Ground Floor Offices	130.03	1399	
Ground Floor Office Mezzanine	107.43	1156	
Ground Floor Warehouse	285.88	3077	
Ground Floor Warehouse Mezz.	39.53	425	
Ground Floor Open Side Storage	208.67	2246	

Property Location

The property is located within a prime industrial location 10 miles north of Central London in the Ponders End industrial area of Enfield, within the upper Lea Valley. There are a number of nationally renowned occupiers located in the area including Coca Cola Schweppes, Iceland, Warburtons, DHL and Federal Express, to name a few.

The building is situated just off Wharf Road, which is accessed via the Lea Valley Road (A110) just to the east of its junction with Meridian Way/Mollison Avenue (A1055).

Junctions 25/26 of the M25 Motorway are within approximately 3 miles. The A406 North Circular Road is 2 miles to the south and the A10 Great Cambridge Road is 1.5 miles to the west.

Ponders End Railway Station is situated 100 metres from the subject property, providing frequent services to London Liverpool Street Railway Station (journey time circa 20 minutes), with a London Underground, Victoria Line interchange at Tottenham Hale (journey time circa 5 minutes).

2010 Rateable Value £112750.00

Estimated Rates Payable £48820 per annum

Service Charge p.a.

Terms Freehold with Vacant Possession.
The Vendor is seeking offers in excess of £1.5 Million.

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Enfield

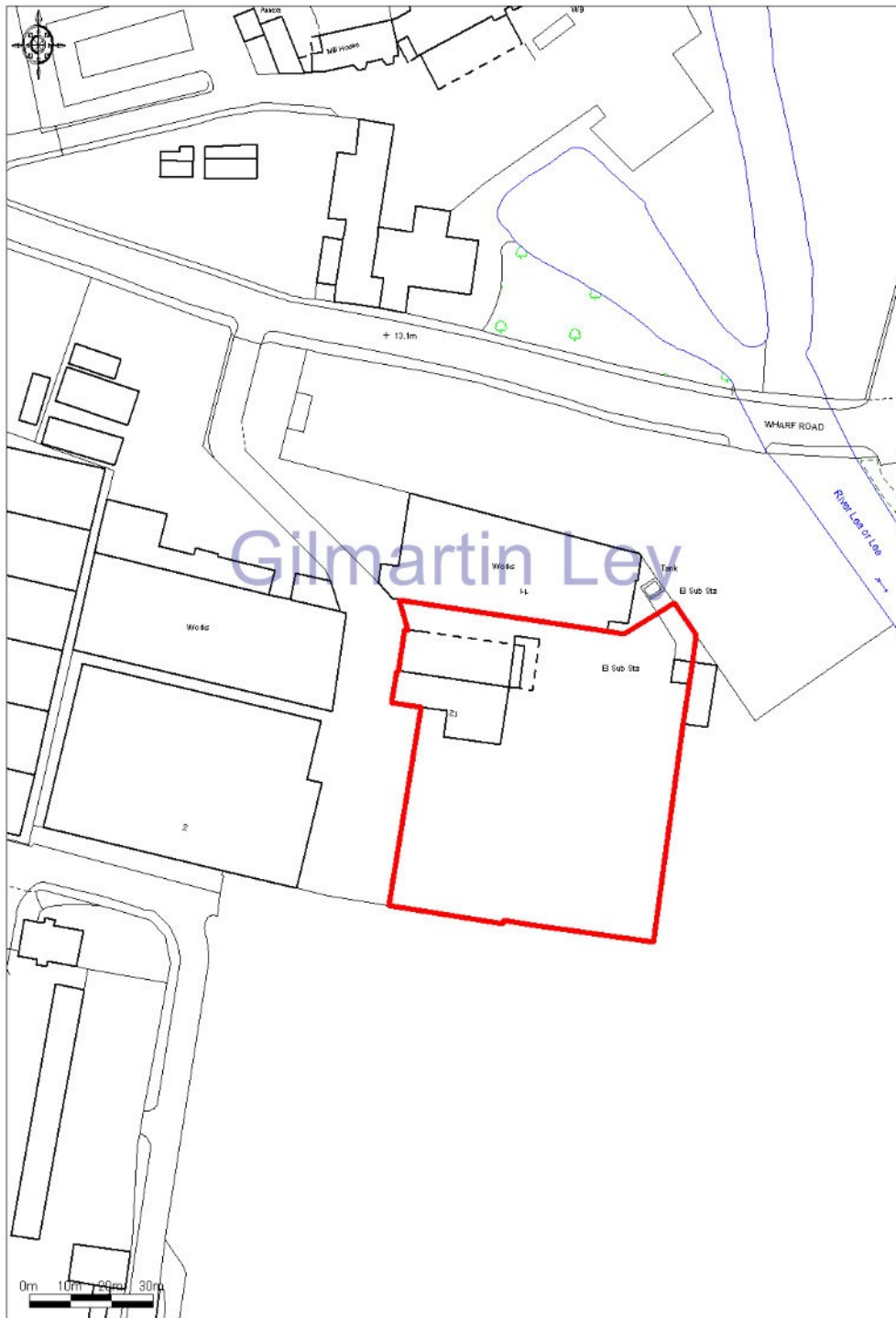
Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Last Updated: 30 Aug 2013

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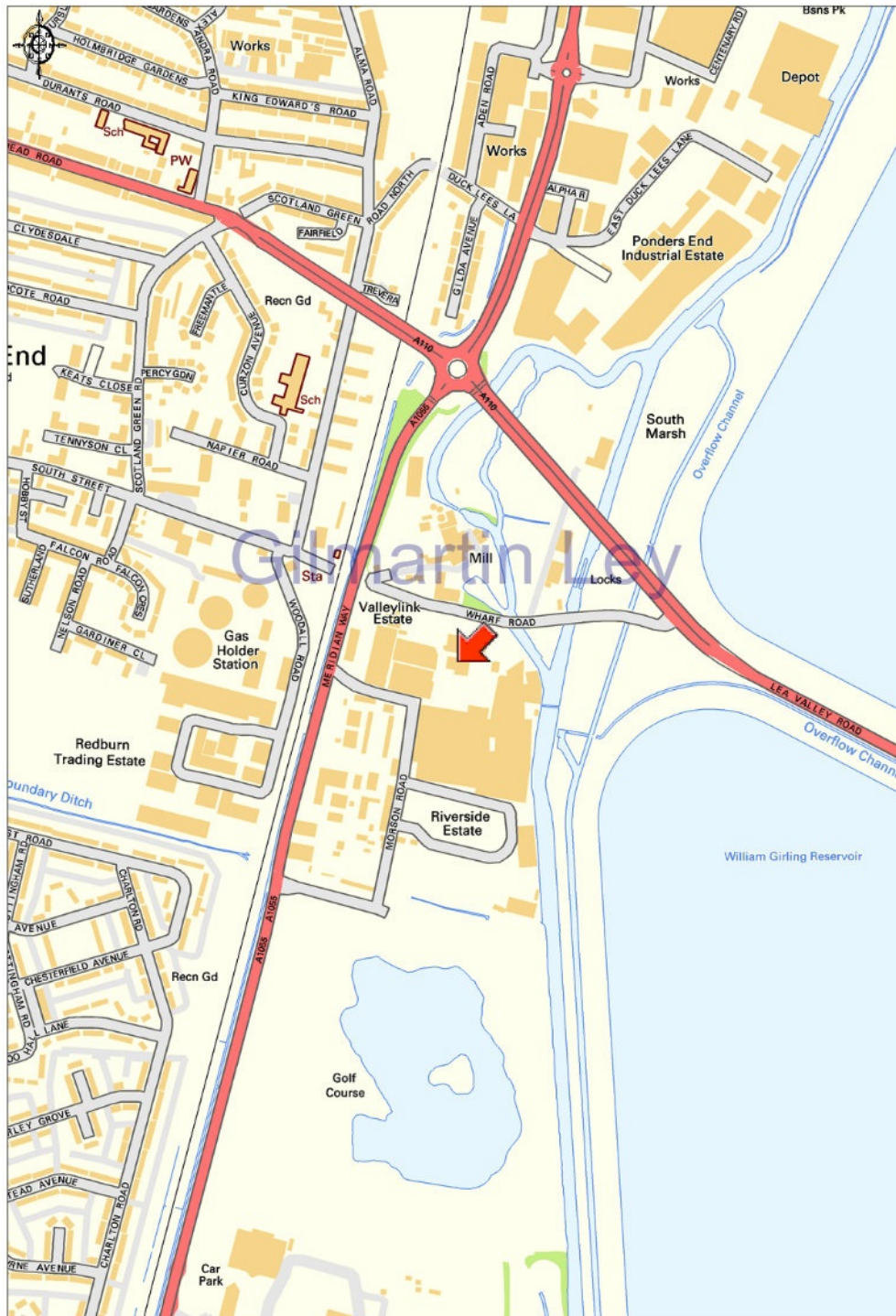
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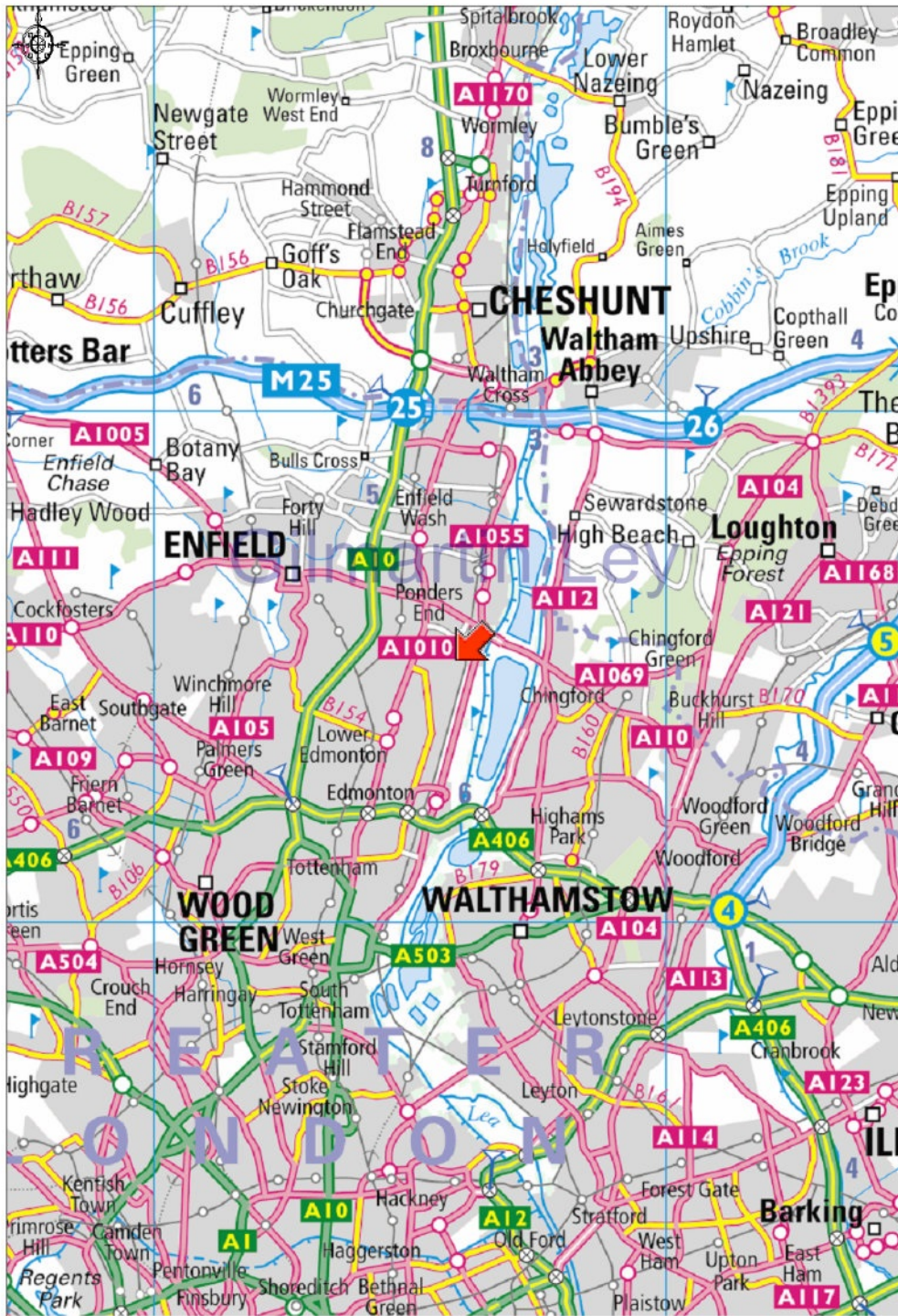
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