



Warehouse/Workshop For Sale

GILMARTIN LEY

**262 Alma Road,
Ponders End,
ENFIELD, EN3 7BB**



Area

Site Area: 204 sq.m. (2,200 sq.ft.)

Price

£190,000 subject to contract



Property Description

The property comprises a single storey brick built workshop/warehouse.

- > Eaves height: from 2.52 to 3.3 metres
- > Apex height in central section: 4.42 metres
- > 3 phase electrical supply 440 volts
- > Yard area
- > 3 x loading doors
- > Toilet facilities



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Warehouse/Workshop	145.00	1560	

Property Location

The subject property is located on Alma Road, which runs parallel to Mollison Avenue (A1055) in the heart of the Brimsdown Industrial Area of Enfield. It is situated approximately just north of King Edwards Road and approximately a quarter of a mile north of Nags Head Road (A110) and just over a quarter of a mile south of Green Street.

The area is excellently served for all communications including the North-South Route (A1055), North Circular Road (A406), Great Cambridge Road (A10) and the M25 Motorway (Junction 25).

Ponders End and Southbury British Rail Stations are also within close proximity.

2010 Rateable Value £7300.00

Estimated Rates Payable £2270 per annum

Service Charge p.a.

Terms Freehold for sale with vacant possession. Offers in excess of £190,000

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/20220>

Last Updated: 12 Sep 2011

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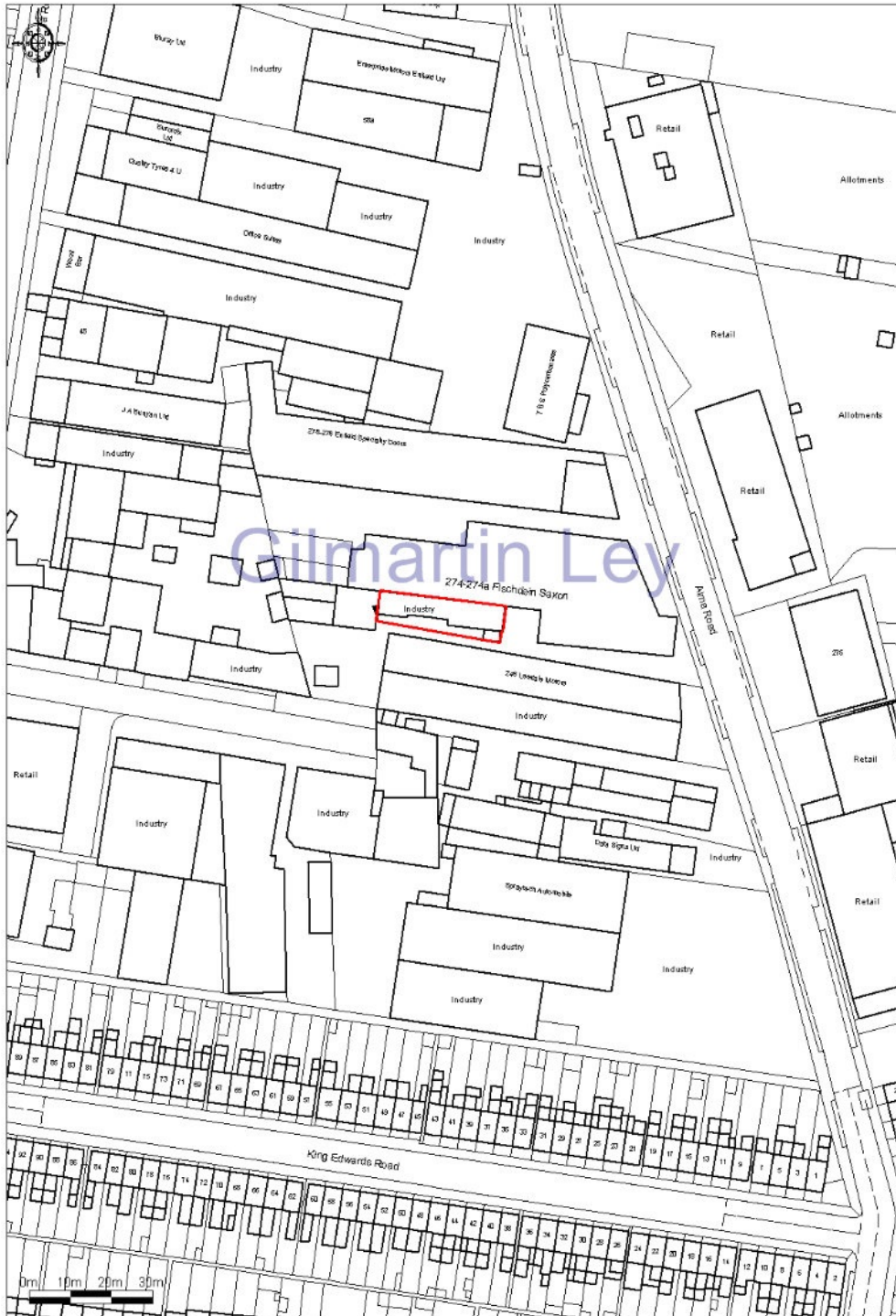
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Our ref: 20220

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

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