



GILMARTIN LEY

Freehold Industrial Unit For Sale or Rent - Enfield EN3

To be sold with vacant possession

**Unit 3 Peerglow Estate
Queensway,
Ponders End,
ENFIELD, EN3 4SB**



Price

Guide Price £450,000 subject to contract



Property Description

The property comprises a two storey ('50/50') industrial / warehouse / workshop unit, converted around 1987 from a larger 1930s industrial warehouse.

The unit has a Gross Internal Area of 156.53 sq.m (1,685 sq.ft), split equally over ground and first floors, with an additional mezzanine area above the first floor. Loading access is via a roller shutter, with a separate personnel door for staff / customers. The maximum floor to ceiling height at ground floor is 3.3m, with the first floor height to eaves being 2.1m. The unit is currently configured to provide storage and packing areas at ground floor, with the first and mezzanine floors providing separated office and storage rooms, WC and kitchen.

The unit has the exclusive right to use the forecourt which provides space to park 2 cars / vans in total. Additionally, the property includes a further car space alongside the eastern boundary of the estate.

Key considerations

- > Rarely available Freehold Industrial Unit
- > To be sold with vacant possession
- > Forecourt loading and demised parking for 3 vehicles.
- > Adjacent to Tesco Extra and 200m from Ponders End High Street
- > Excellent road and rail communications
- > 300m to Southbury Station (London Overground)

<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/enfield/enfield/en3/23779>

Our ref: 23779

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



Freehold Industrial Unit For Sale or Rent - Enfield EN3

To be sold with vacant possession

GILMARTIN LEY

Accommodation

Gross Internal Area: 157 sq.m. (1,684 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground floor	78.26	842	Floor to ceiling height of 3.3m
First floor	78.26	842	Floor to eaves height of 2.1m

Property Location

The property is located within an established industrial area on the South side of Queensway. The unit is 200 metres from Ponders End High Street, where local occupiers include Tesco Extra, Post Office, Barclays as well as a number of convenience stores, restaurants, cafes and a variety of other independent retailers and businesses.

The property benefits from excellent road and rail communications. The Great Cambridge Road (A10) and Mollison Avenue (A1055) are located 750m (0.47 miles) and 1.22km (0.76 miles) west and east respectively. There is easy access to the M25, which is only 4.04km (2.5 miles) to the north and the A406 North Circular Road, which is only 3.71km (2.31 miles) to the south.

Southbury Rail Station (London Overground) is approximately 300 metres north-west with frequent southbound services into Seven Sisters London Underground Station (Victoria Line) and London Liverpool Street London Underground and Rail Station in 12 and 31 minutes respectively. Northbound services serve other areas including Cheshunt.

2017 Rateable Value £13000.00

Estimated Rates Payable £2080 per annum

Terms Freehold for sale with full vacant possession. We understand that the property is not VAT-elected so VAT will not be payable on the purchase price.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London borough of Enfield

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

Further information at: <https://www.gilmartinley.co.uk/properties/23779>
Offer Requirements Document
OS plan

Last Updated: 26 Apr 2023

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

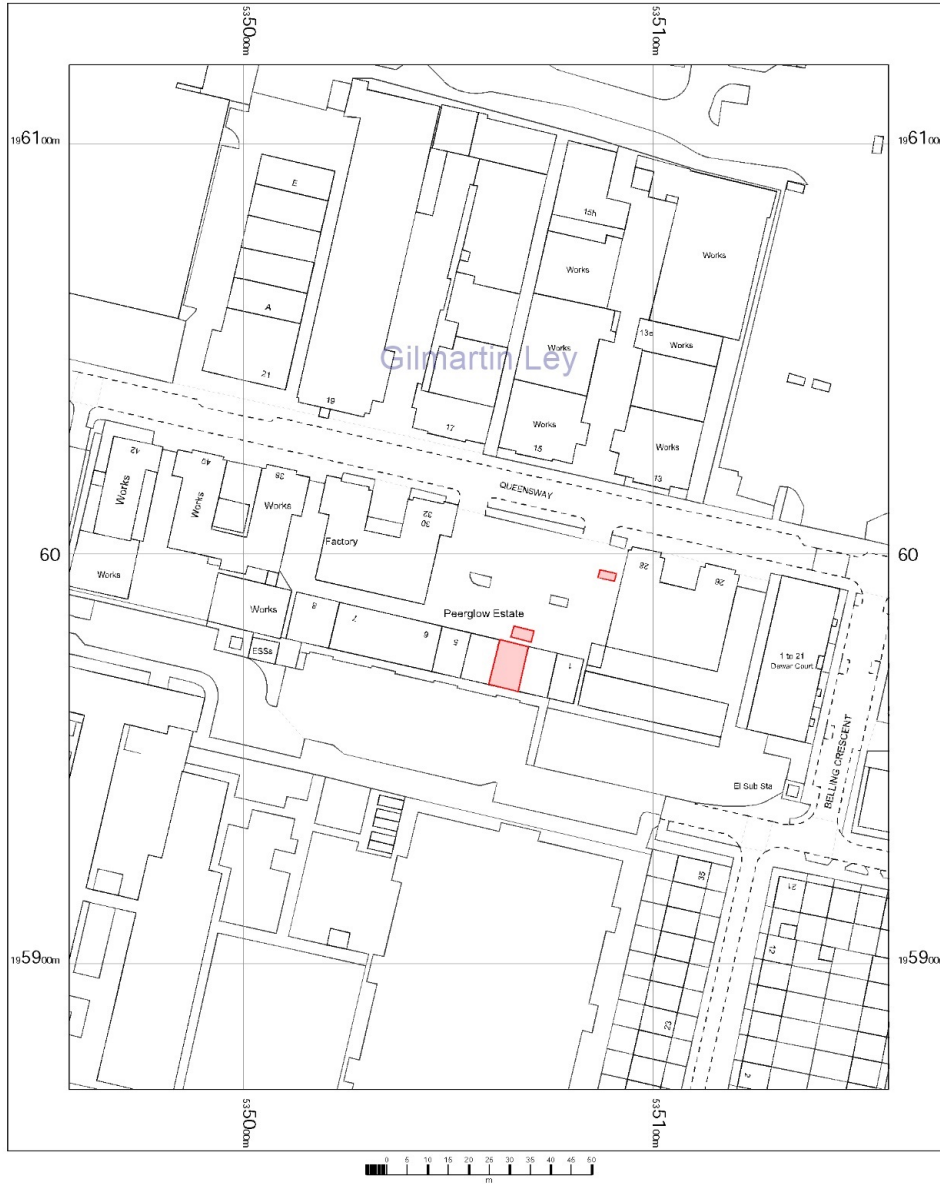


GILMARTIN LEY

Freehold Industrial Unit For Sale or Rent - Enfield EN3

To be sold with vacant possession

Unit 3 Peerglow Estate, EN3 4SB



OS MasterMap 1250/2500/10000 scale
Monday, February 13, 2023, ID: CM-01086426
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 535058 E, 195994 N

©Crown Copyright Ordnance Survey. Licence no. AC0000849896



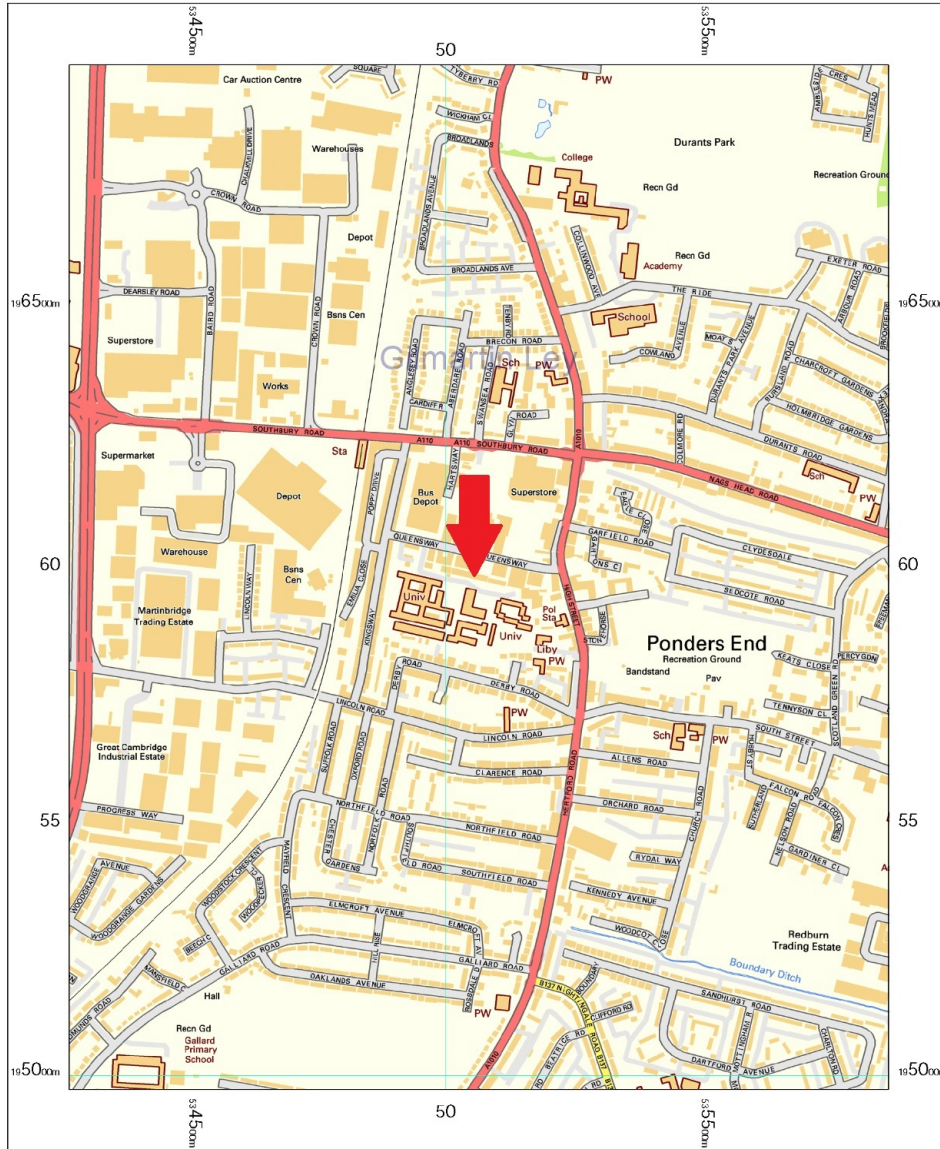


GILMARTIN LEY

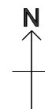
Freehold Industrial Unit For Sale or Rent - Enfield EN3

To be sold with vacant possession

Unit 3 Peerglow estate, EN3 4SB



OS Streetview
Monday, February 13, 2023, 11:01 AM
www.centremapslive.co.uk
1:10000 scale print at A4, Centre: 535065 E, 195973 N
Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



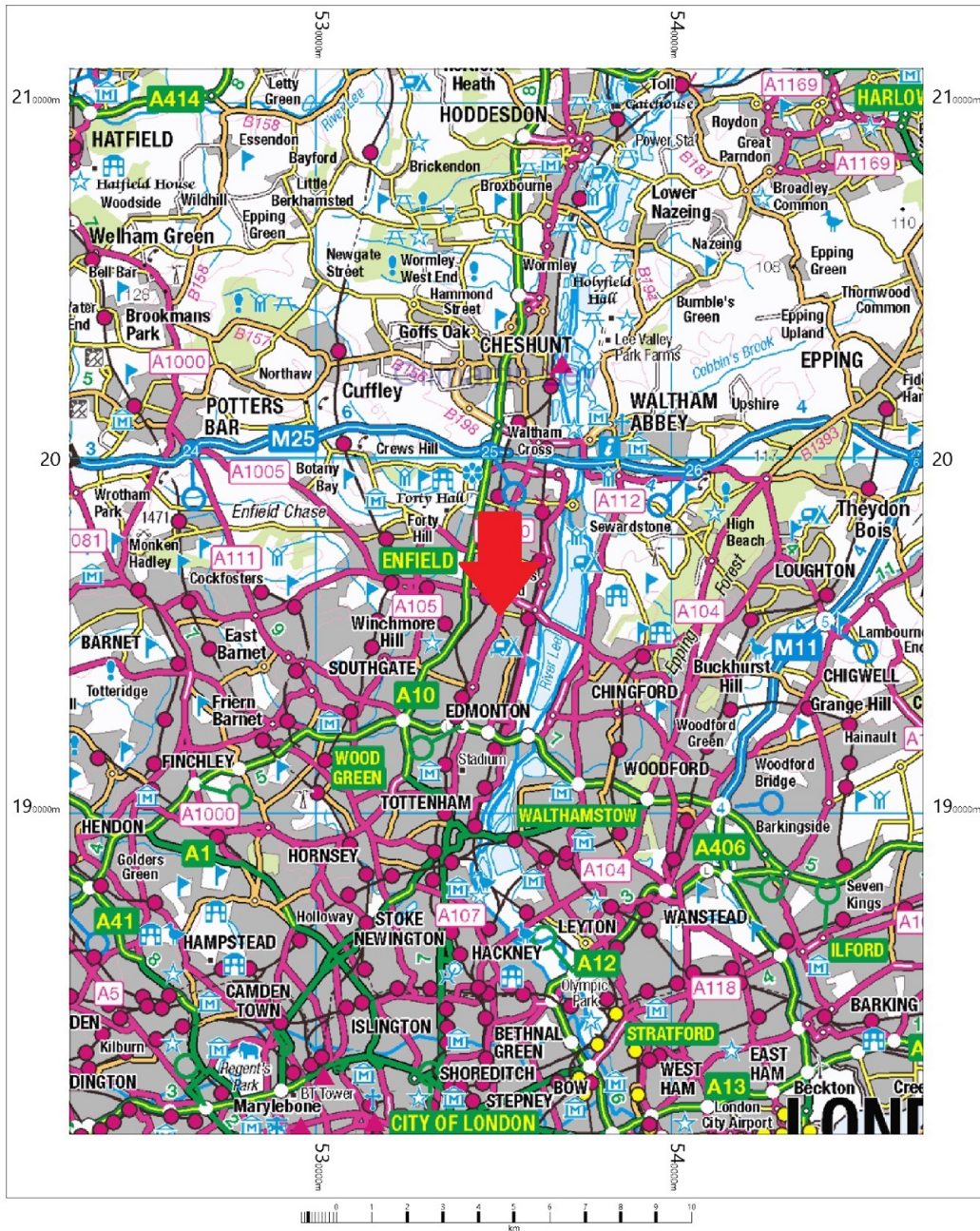


GILMARTIN LEY

Freehold Industrial Unit For Sale or Rent - Enfield EN3

To be sold with vacant possession

Unit 3 Peerglow Estate, EN3 4SB



N
Map supplied by
Centremaps Live

OS 250k scale raster
Friday, May 6, 2022, ID: CM-01036624
www.centremapslive.co.uk
1:150000 scale print at A4, Centre: 535079 E, 195969 N
Contains OS data © Crown copyright [and database right]



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/enfield/enfield/en3/23779>

Our ref: 23779

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Industrial Unit For Sale or Rent - Enfield EN3

To be sold with vacant possession





GILMARTIN LEY

Freehold Industrial Unit For Sale or Rent - Enfield EN3

To be sold with vacant possession



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/enfield/enfield/en3/23779>

Our ref: 23779

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Industrial Unit For Sale or Rent - Enfield EN3

To be sold with vacant possession



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/enfield/enfield/en3/23779>

Our ref: 23779

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Industrial Unit For Sale or Rent - Enfield EN3

To be sold with vacant possession



<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/enfield/enfield/en3/23779>

Our ref: 23779

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk