



# Freehold B1 Business Space / Offices For Sale - Brimsdown EN3

Medium term development potential

GILMARTIN LEY

**Woodbar House**  
**50 Alexandra Road,**

**ENFIELD, EN3 7EH**



#### Area

Gross Internal Area: 353 sq.m. (3,800 sq.ft.)

#### Price

Offers in excess of £400,000 subject to contract



#### Property Description

The property comprises a two storey workshop/office building which is currently configured predominantly as offices.

Fitted to a good standard, this property provides a combination of open plan and cellular office accommodation. The property is flexible in that it could easily be converted to suit a number of alternative uses.

The property benefits from ancillary mezzanine storage, a secure covered storage area and a yard area at the front of the building, which provides gated parking facilities.

#### Key considerations

- > Freehold for sale with vacant possession
- > Suitable for a number of alternative B1 business uses
- > High quality office fit-out
- > Medium term development potential with possible future redevelopment of the Alma Road Industrial Estate
- > Secure car parking area
- > Excellent transport communications
- > Great Cambridge Road (A10) 1.6 kilometres (0.99 miles)
- > M25 motorway 3.75 kilometres (2.33 miles)

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor	224.47	2,416	
Covered storage	67.76	729	
First floor offices	44.82	482	
First floor archive storage	16.01	172	
First floor ancilliary storage	70.08	754	
Externally	58.06	624	Secure front yard / car parking



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### Property Location

The subject property is located on the east side of Alexandra Road within the well established Alma Road Industrial Estate, only 3.0 kilometres (1.86 miles) to the east of Enfield Town Centre.

The property is well located, both in terms of road and rail communications.

The North Circular Road (A406) is 4.13 kilometres (2.56 miles) to the south. The Great Cambridge Road (A10) is 1.6 kilometres (0.99 miles) to the west, which in turn provides access to the M25 (Junction 25) motorway is circa 3.75 kilometres (2.33 miles) to the north.

Brimsdown and Ponders End Railway Stations are 0.75 km (0.47 miles) north east and 0.9 km (0.55 miles) south east respectively. These provide frequent southbound services to Tottenham Hale Station (Victoria Line) with a travelling time of circa 8 minutes and London Liverpool Street Station with 22 minutes travelling time.

The following bus services operate in proximity to the property: 121 (Enfield Lock/Turpin Lane), 191 (Brimsdown/Edmonton Green), 307 (Barnet/Brimsdown) and 313 (Chingford/Potters Bar).

**2017 Rateable Value** £23552.00

**Estimated Rates Payable** £10198 per annum

**Service Charge p.a.** n/a

**Terms** Freehold for sale with vacant possession

**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:** <http://www.gilmartinley.co.uk/properties/25680>  
Energy Performance Certificate  
Offer Requirements Document

**Last Updated:** 10 Oct 2017

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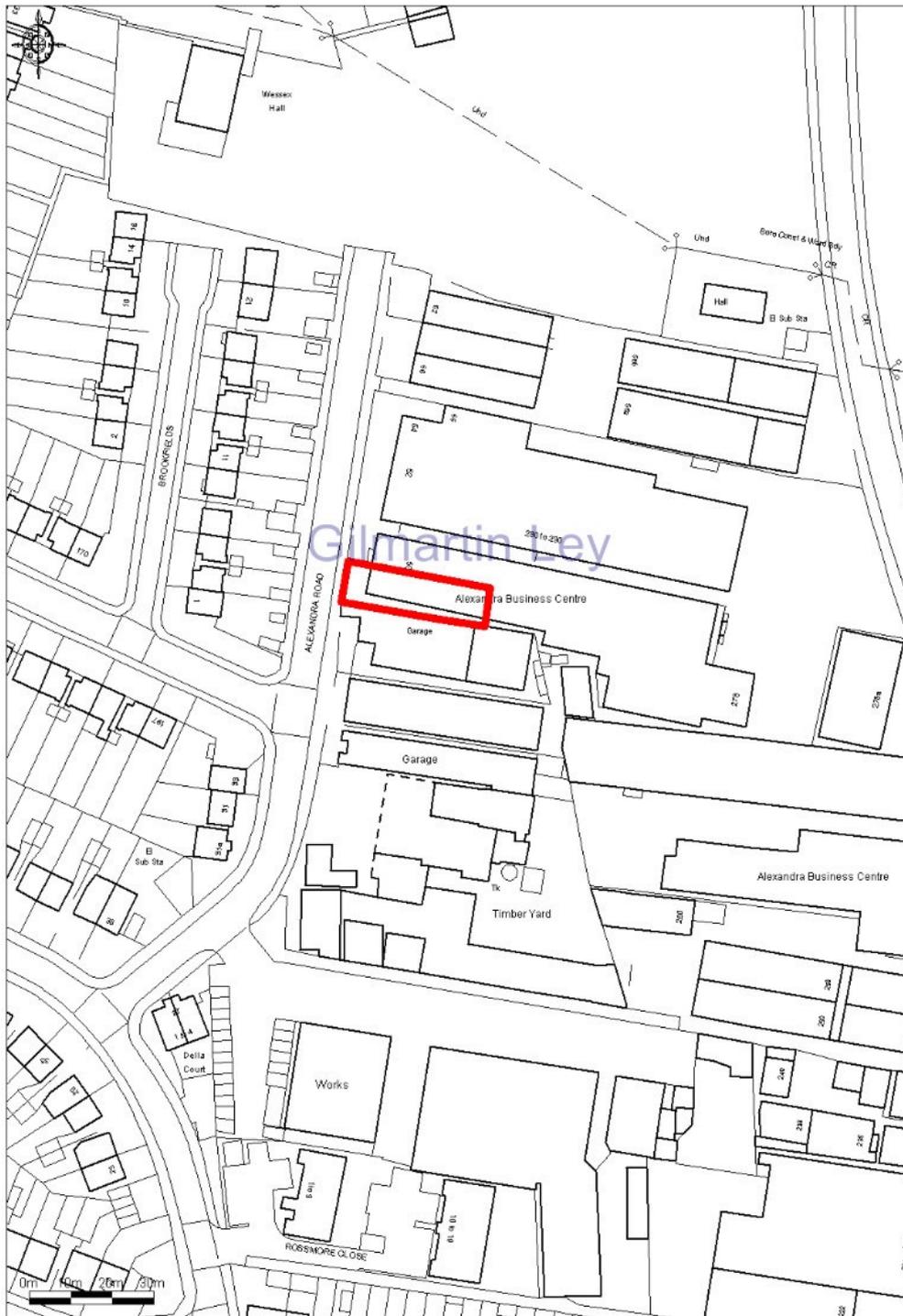


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Our ref: 25680

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX  
[www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

Tel: +44 (0)20 8882 0111  
Fax: +44 (0)20 3137 9053  
Email: [agency1@gilmartinley.co.uk](mailto:agency1@gilmartinley.co.uk)  
Twitter: @gilmartinley



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Fax: +44 (0)20 3137 9053  
Email: [agency1@gilmartinley.co.uk](mailto:agency1@gilmartinley.co.uk)  
Twitter: @gilmartinley

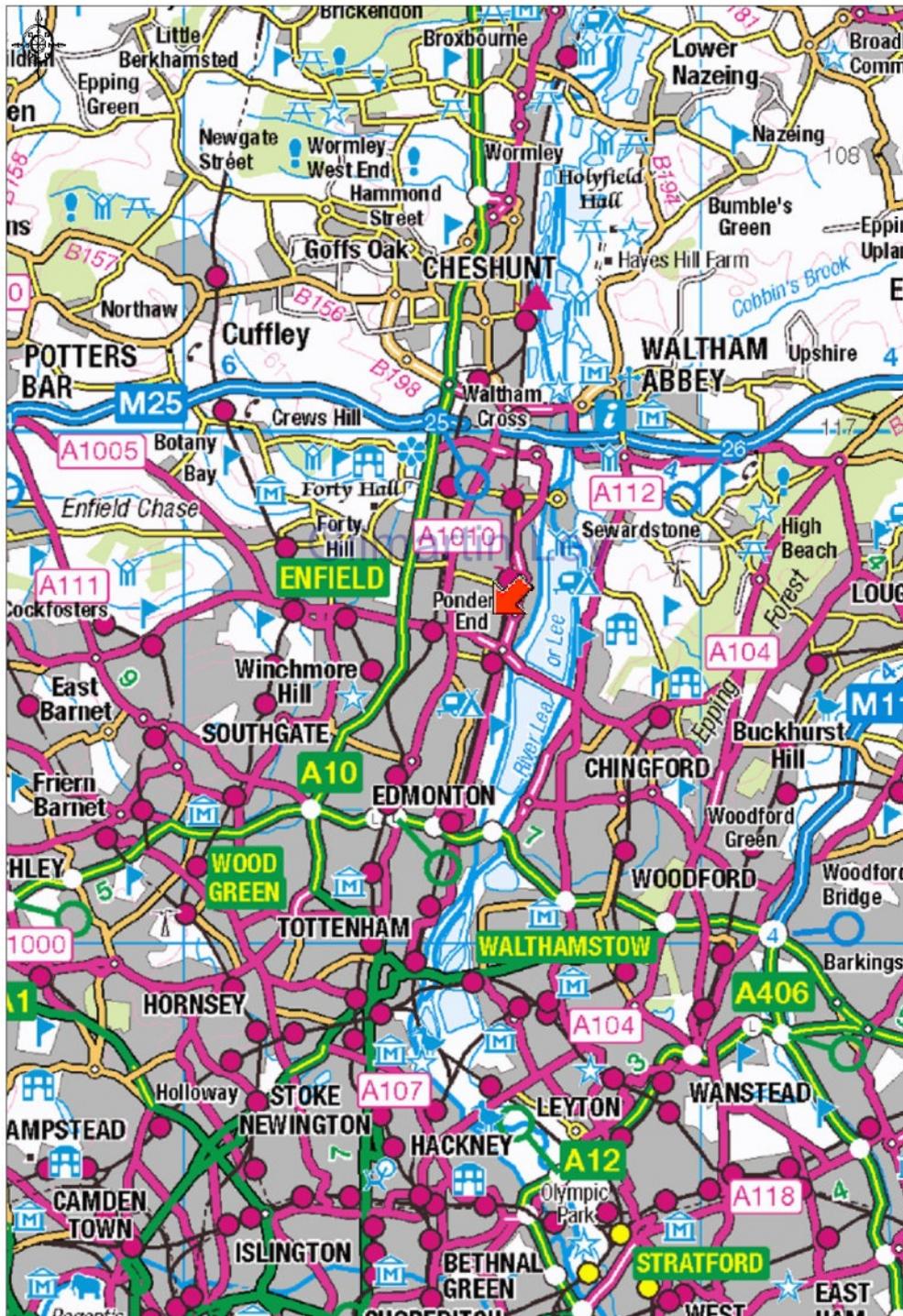


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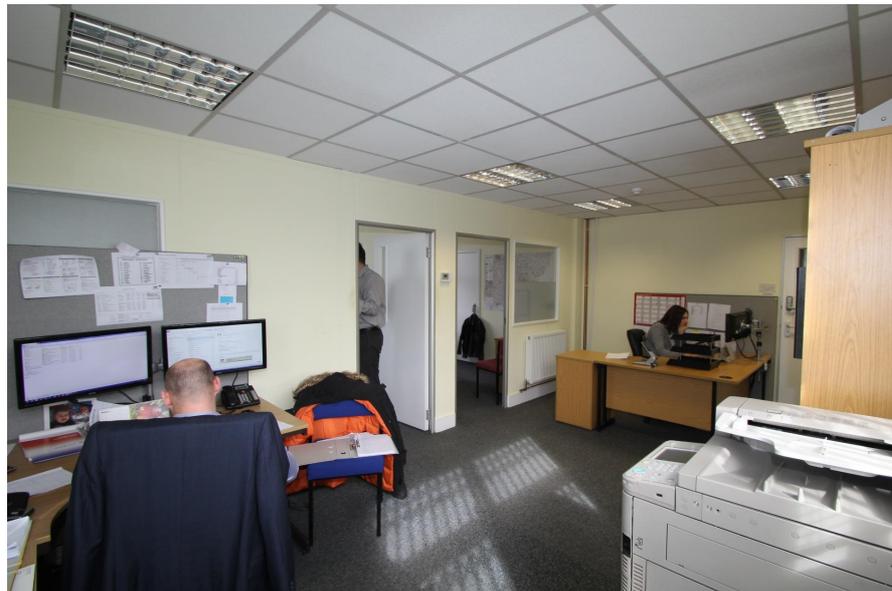
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