



GILMARTIN LEY

Freehold Industrial Units For Sale - Enfield EN3

Units 1 and 2 available individually or combined

**Units 1 - 2 Peerglow Estate
Queensway,
Ponders End,
ENFIELD, EN3 4SB**



Price

Guide Price £375,000 to £750,000
subject to contract



Property Description

The property comprises 2 x two storey ('50/50') industrial / warehouse / workshop units with showroom space. They were converted around 1987 from a larger 1930s industrial warehouse. The most recent use of the units has been as ground floor warehouse with retail sales showroom for kitchen display at first floor. The units can operate either as a combined unit or completely independently of each other.

Unit 1 has a Gross Internal Area of 162.90 sq m (1,753 sq ft), and Unit 2 has a Gross Internal Area of 156.55 sq m (1,685 sq ft).

Each unit has loading and pedestrian access, with the loading door to Unit 2 being electric, and the loading door to Unit 1 being a metal concertina. The maximum floor to ceiling height at ground floor is approximately 3.3m and the first floor has a height to eaves of c. 2.1m.

The units have the exclusive right to use the forecourt which provides space to park a maximum of 5 cars / vans in total. Additionally, the property includes a further 5 car spaces alongside the eastern boundary of the estate.

- > Rarely available Freehold Industrial Units
- > Available individually or combined
- > Up to 10 parking spaces across forecourt and estate car park
- > Adjacent to Tesco Extra and 200m from Ponders End High Street
- > Excellent road and rail communications
- > 300m to Southbury Station (London Overground)



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Accommodation

Gross Internal Area: 157 sq.m. (1,685 sq.ft.) to 319 sq.m. (3,438 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Unit 1	162.90	1,753	GIA
Unit 2	156.55	1,685	GIA

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.

2023 Rateable Value £22250.00

Estimated Rates Payable £10680 per annum

Terms Freehold for sale, individually or combined, with full vacant possession

We are in the process of verifying that the properties are not elected for VAT but expect that they are not, in which case 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/30105>
Offer Requirements Document

Last Updated: 14 Apr 2023

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OS MasterMap 1250/2500/10000 scale
Friday, May 6, 2022, ID: CM-01036582
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Our ref: 30105

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

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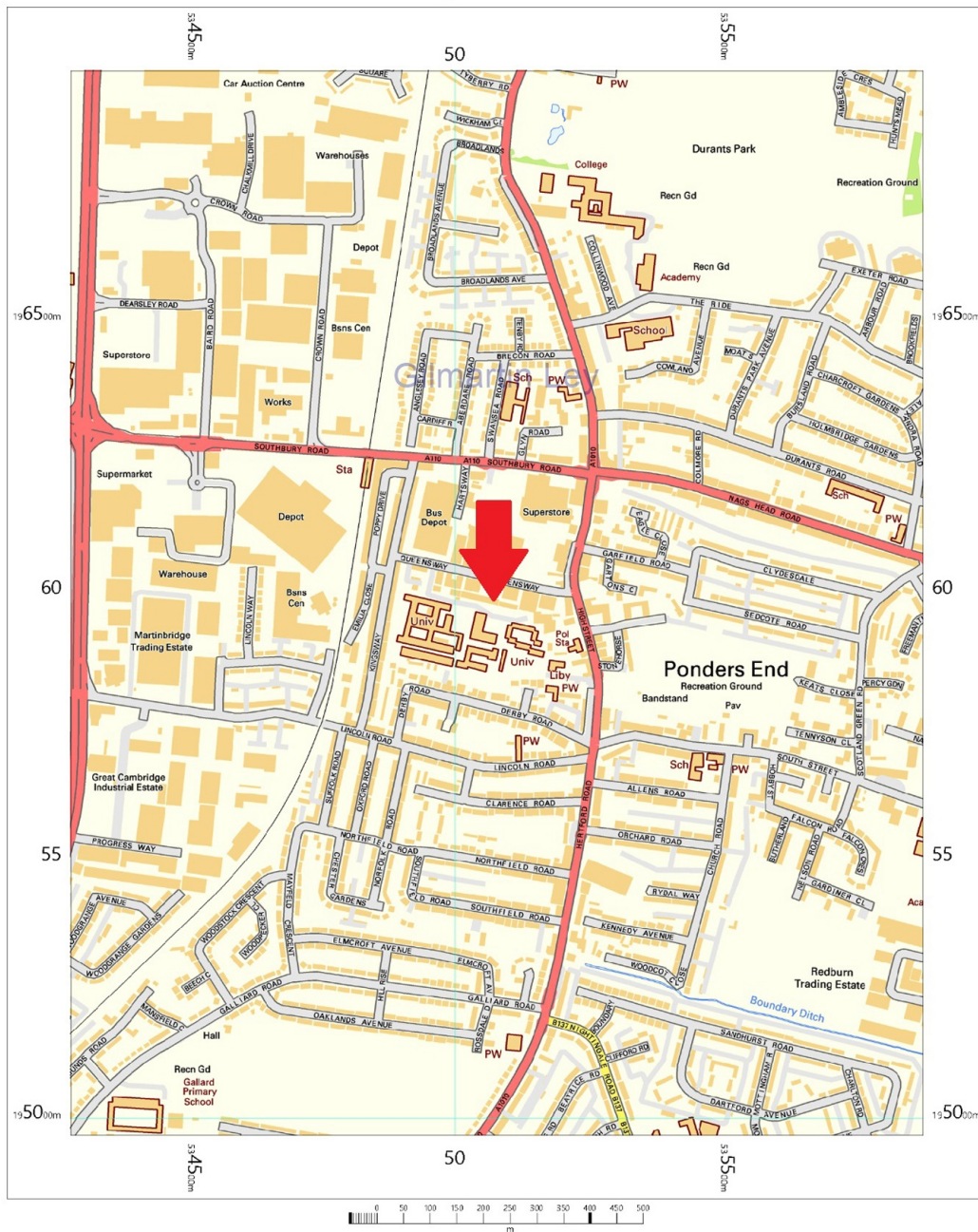


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OS Streetview
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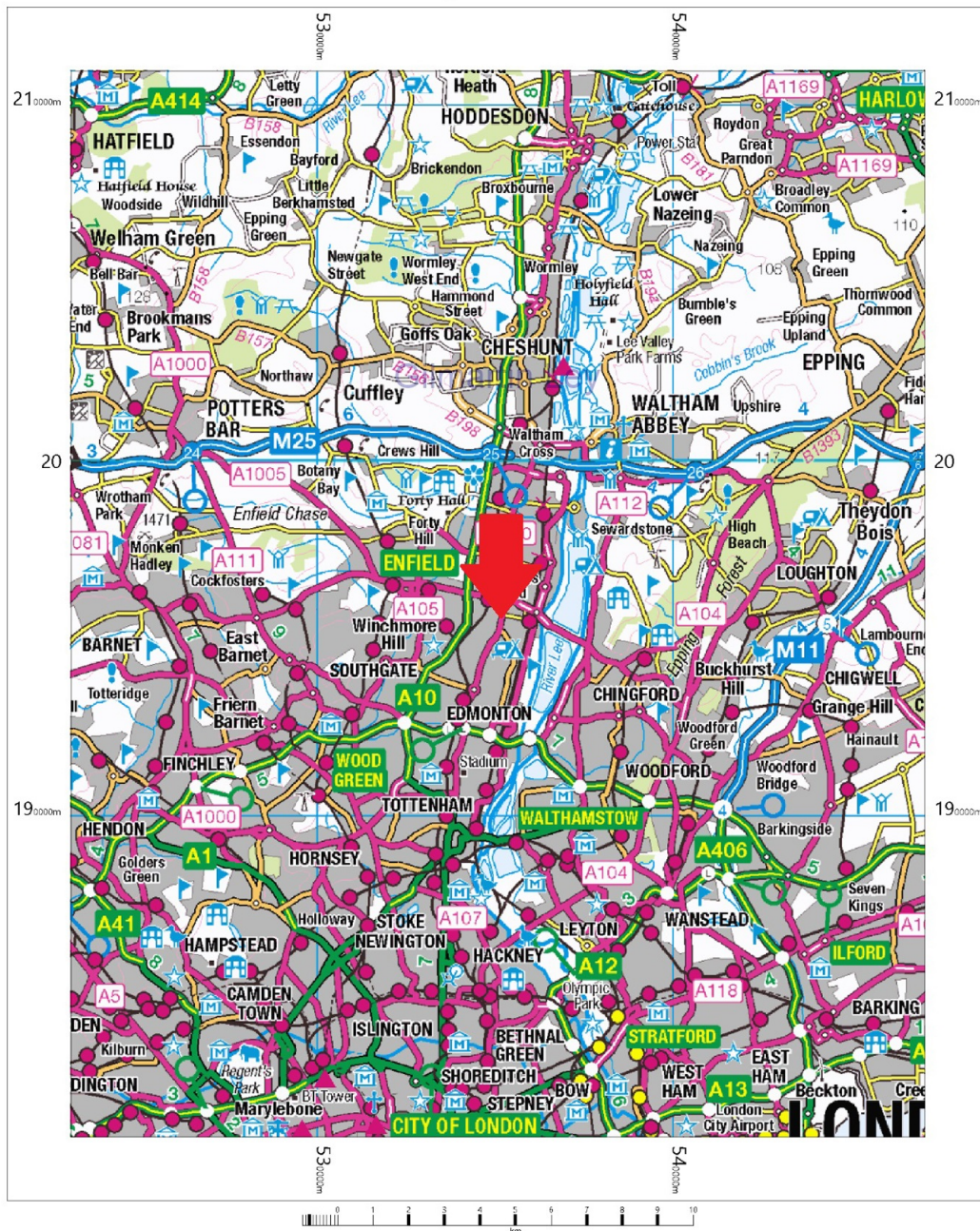


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OS 250k scale raster
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