



GILMARTIN LEY

# Warehouse To Let or For Sale - Enfield EN1

Unit 3 6-20 Baird Road,

ENFIELD, EN1 1SJ



## Area

Gross Internal Area: 964 sq.m. (10,380 sq.ft.)



## Price / Rent

Guide Price £3,000,000 subject to contract

Rent £155,000 per annum (approx. £12,917 monthly) subject to contract

## Property Description

The property comprises a refurbished modern steel-framed warehouse. The unit is predominantly configured as warehousing, with additional ground floor lobby / trade counter area and first floor offices. There is a pedestrian entrance to the trade counter area and a separate pedestrian entrance to a lobby from which both the first floor offices and trade counter area can be accessed.

The property features an electric roller shutter 3.9m wide by 4.5m high, excellent lighting from both translucent roof panels and artificial lighting, and an eaves height of 6.1m (rising to 10.1m at the roof apex). The ground floor trade counter area and first floor offices have recently installed comfort cooling, a suspended ceiling incorporating LED panel lighting and perimeter trunking for data and power, with WC and shower facilities.

Externally, the yard fronting the unit is approximately 24m wide by 14.8m deep.

## Key considerations:

- > Rarely available unit to let / for sale
- > Gross Internal Area 964.41 sq m (10,381 sq ft)
- > Highly desirable and strategic location
- > Less than 100m from Colosseum Retail Park where redevelopment including 1800 new homes is proposed
- > Local occupiers include trade counters, supermarkets, motor dealerships and eateries.
- > Excellent communications via road and rail
- > 250m from A10 Great Cambridge Road linking both M25 and A406 within 3 miles
- > Southbury Station (London Overground) within 450m



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor warehouse	722.22	7,773	
Ground floor trade counter and reception	122.07	1,313	
First floor offices	120.12	1,292	

## Property Location

The property is located on the East side of Baird Road.

Baird Road is in the heart of Enfield's premier retail warehouse / trade warehouse sector, linking Enfield Retail Park and Colosseum Retail Park. Local occupiers include retailers (Sainsburys, Dunelm, Next and Aldi), Trade counters (Selco, B&Q and Tradepoint) and eateries (Costa, McDonalds, Nandos and KFC), amongst a number of distribution hubs, industrial occupiers, gyms and motor dealerships.

The property is also in an area attracting significant development interest, most notably at Colosseum Retail Park to the South-west where a scheme of c. 1800 homes and new retail / commercial space is proposed.

The property has excellent transport communications. The property is 250m from the A10 Great Cambridge Road which provides direct access to both the A406 North Circular Road (2.7 miles South) and M25 (J25 - 2.15 miles North).

Southbury Station (London Overground) is located 450m from the property, providing connections into Seven Sisters (Victoria Line - 12 minutes) and London Liverpool Street within 31 minutes.

**2023 Rateable Value** £88500.00

**Estimated Rates Payable** £43630 per annum

**Service Charge p.a.** N/A

**Premium** Nil

**Terms** To let on a new FRI lease on terms to be agreed

OR

Long leasehold interest (999 years from December 1994) for sale with vacant possession.

The property is elected for VAT.

**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/31580>  
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Site Plan  
999 year lease

**Last Updated:** 24 May 2024

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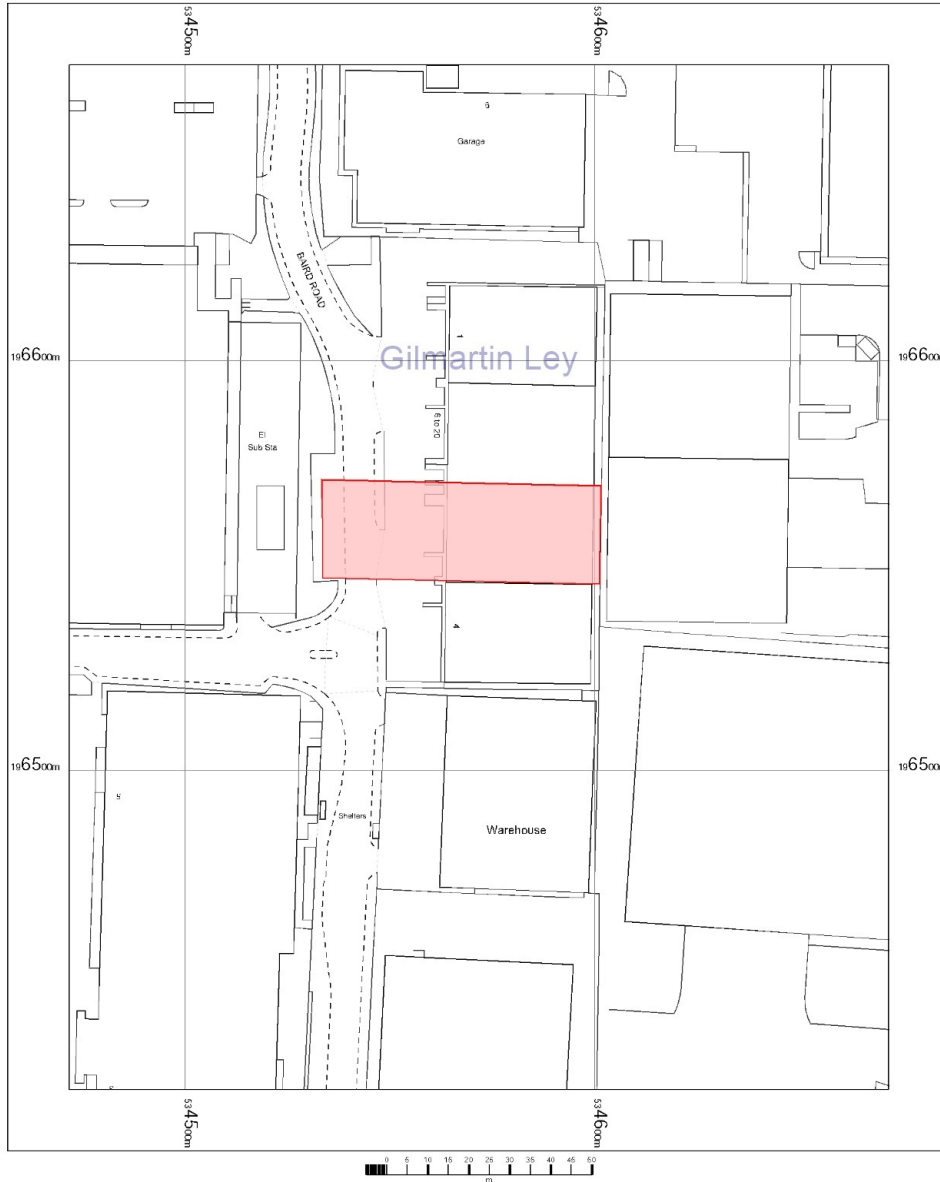
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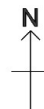
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OS MasterMap 1250/2500/10000 scale  
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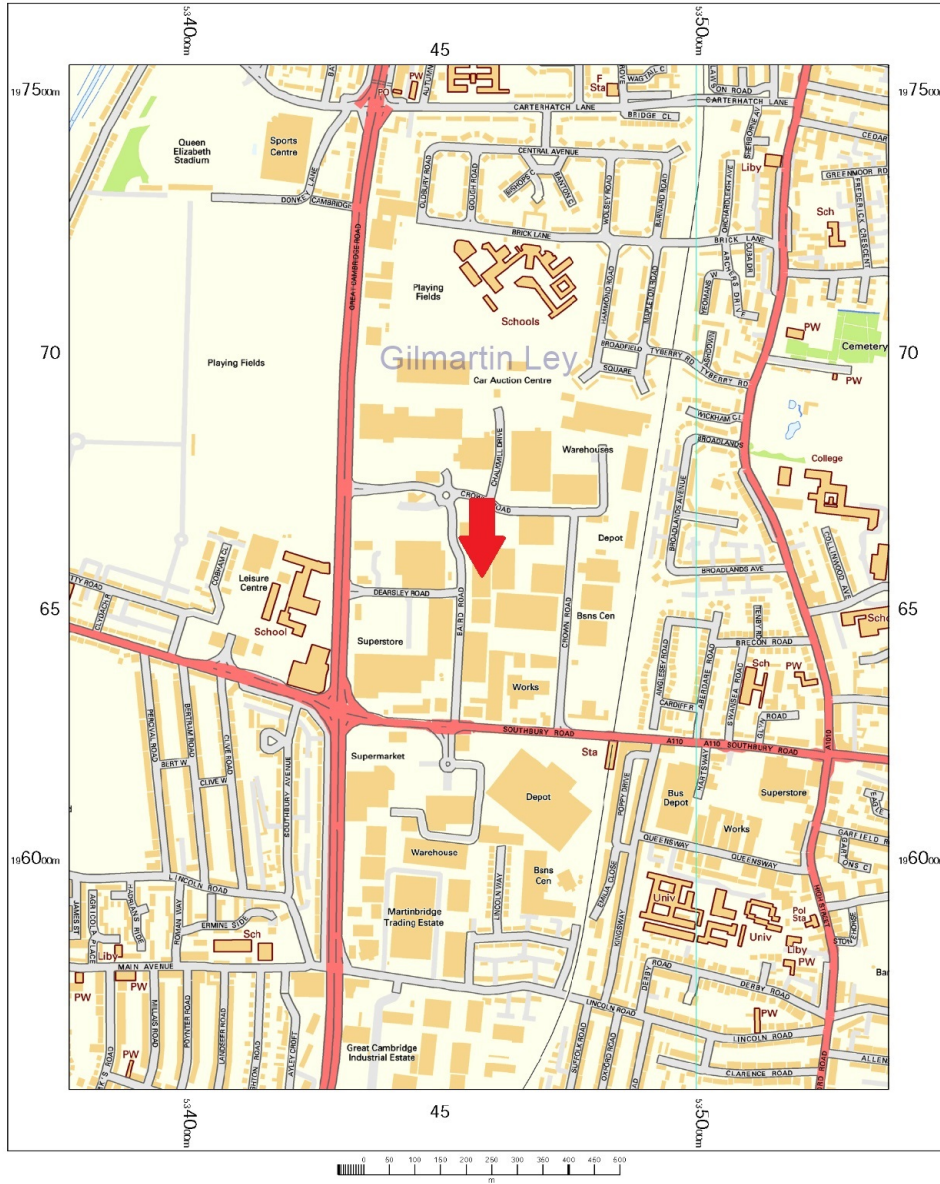
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Unit 3, 6-20 Baird Road, EN1 1SJ



OS Streetview  
Tuesday, November 21, 2023, 11:02:12 AM  
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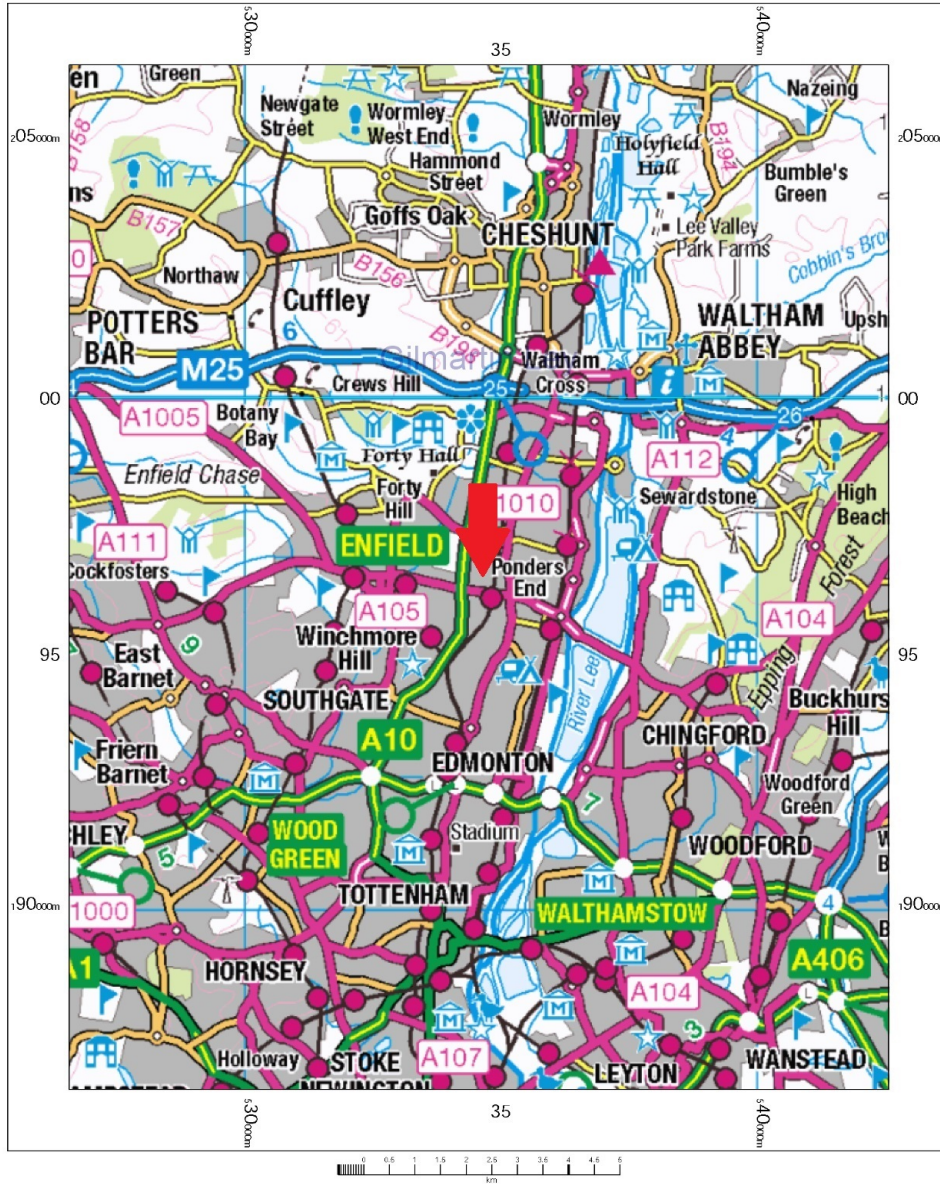
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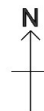
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