



Freehold Office For Sale - Innova Park, Enfield EN3

Vacant possession possible from March 2026

GILMARTIN LEY

**Meelin House, Units 1-2
Pavilion Business Centre
6 Kinetic Crescent,
Innova Park,
ENFIELD, EN3 7FJ**



Price

Guide Price £1,150,000 subject to contract



Property Description

The property comprises a pair of two storey intercommunicating freehold office units built in 2008 and refurbished in 2018/19. The property could easily be split to form two separate self contained office units, as originally developed.

The units are configured to provide a mixture of open plan and cellular offices with a ground floor reception area and WC facilities on ground and first floor levels. The office is finished to a good standard throughout with air conditioning, suspended ceilings raised floors and a separate kitchen / staff break out area.

Externally, there is a total of 19 demised parking spaces.

The property is currently let to J. Browne Construction Company Limited on a 5 year fully repairing and insuring lease expiring 1st March 2026. The lease is contracted out of the security of tenure provisions afforded by the Landlord and Tenant Act 1954. Vacant possession of the property can therefore be obtained in March 2026.

Key considerations:

- > Strategic and desirable North London industrial / business park location
- > Modern freehold offices for sale
- > Vacant possession possible in March 2026
- > High quality fitted offices - refurbished in 2019
- > Generous car parking provision - 19 demised spaces
- > Passing rent: £65,000 pa
- > Easy to split to form two independent office units
- > Excellent connections via road and rail
- > 500m to Enfield Lock Station (Greater Anglia)
- > Within 2 miles of J25 of the M25 motorway



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Accommodation

Gross Internal Area: 533 sq.m. (5,736 sq.ft.)

Unit	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Unit 1 Ground and First Floor	65,000	Let to J. Browne Construction Company Limited on a 5 year fully repairing and insuring lease expiring 1st March 2026. The lease excludes the security of tenure provisions from the Landlord and Tenant Act 1954.	266.48	2,868	A mix of open plan and private offices / meeting rooms and WCs.
Unit 2 Ground and First Floor	0	See above.	266.48	2,868	A mix of open plan and private offices / meeting rooms, generous staff break-out and kitchen area, reception and WCs.
Total	65,000				

Property Location

The Pavilions is located on the 100 acre Innova Park mixed use development, a strategically located and highly desirable industrial and business park destination. Occupiers on Innova Park include successful and well-known operators such as Iceland, John Lewis, Premier Inn, Galldris Group, J Browne Group, Ocado, Mears Group PLC, amongst others.

Located to the North-East of Enfield Town centre, the property provides access to the M25 motorway (Junction 25) via the A10 dual carriageway, 2 miles to the west.

The property has excellent rail connections also, with Enfield Lock Rail Station (Greater Anglia) within 500m of the property, providing southbound services to Tottenham Hale (9 minutes), Stratford International (20 minutes) and London Liverpool Street (27 minutes). Northbound service destinations include Bishop Stortford, Hertford, Broxbourne and Harlow.

2023 Rateable Value £72500.00

Estimated Rates Payable £35742 per annum

Terms Freehold for sale subject to a Lease expiring 1st March 2026.

A copy of the lease is available to download.

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/32427>
Energy Performance Certificate
Lease
Offer Requirements Document

<https://www.gilmartinley.co.uk/properties/for-sale/offices/enfield-lock/enfield/en3/32427>

Our ref: 32427

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

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Floor Plans
Original Building Specification
Elevations

Last Updated:

11 Feb 2025

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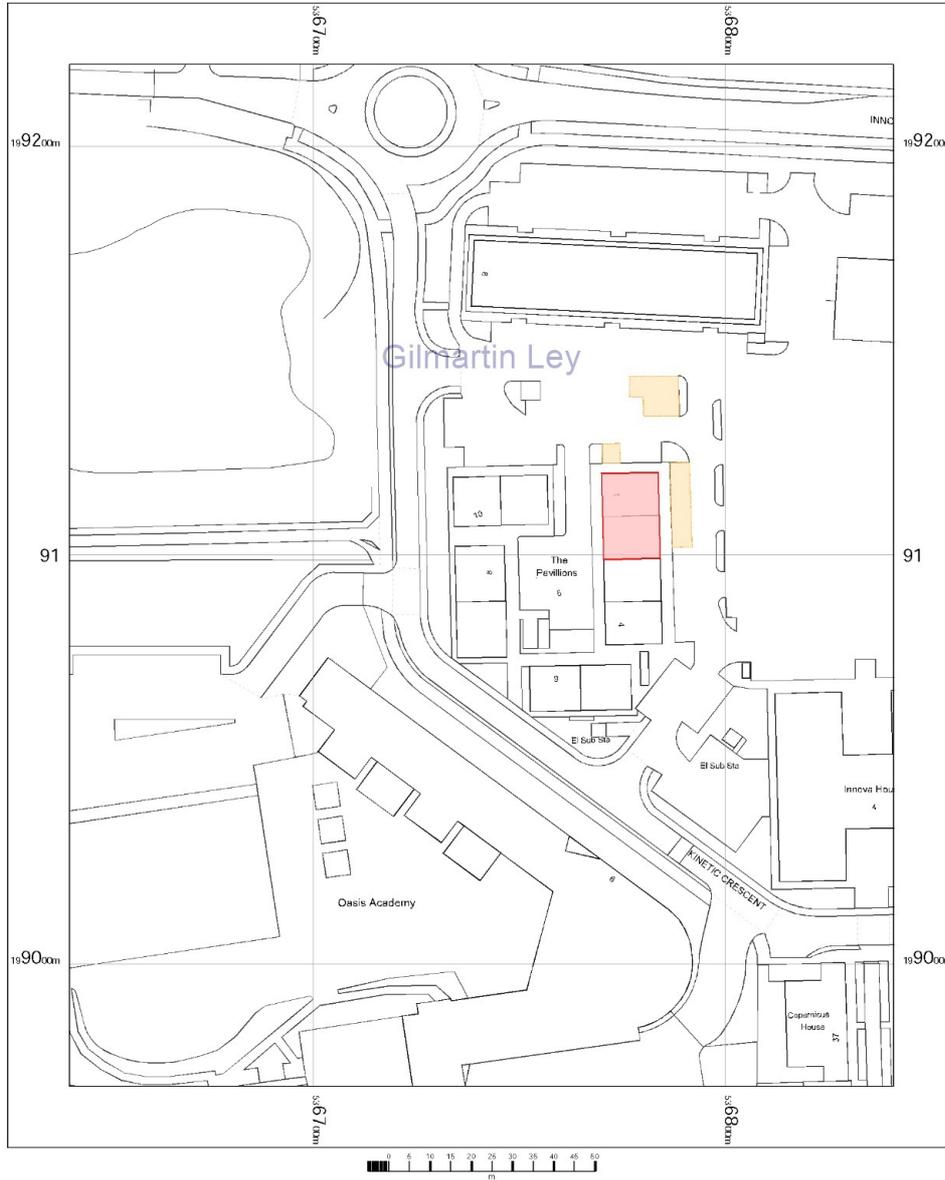


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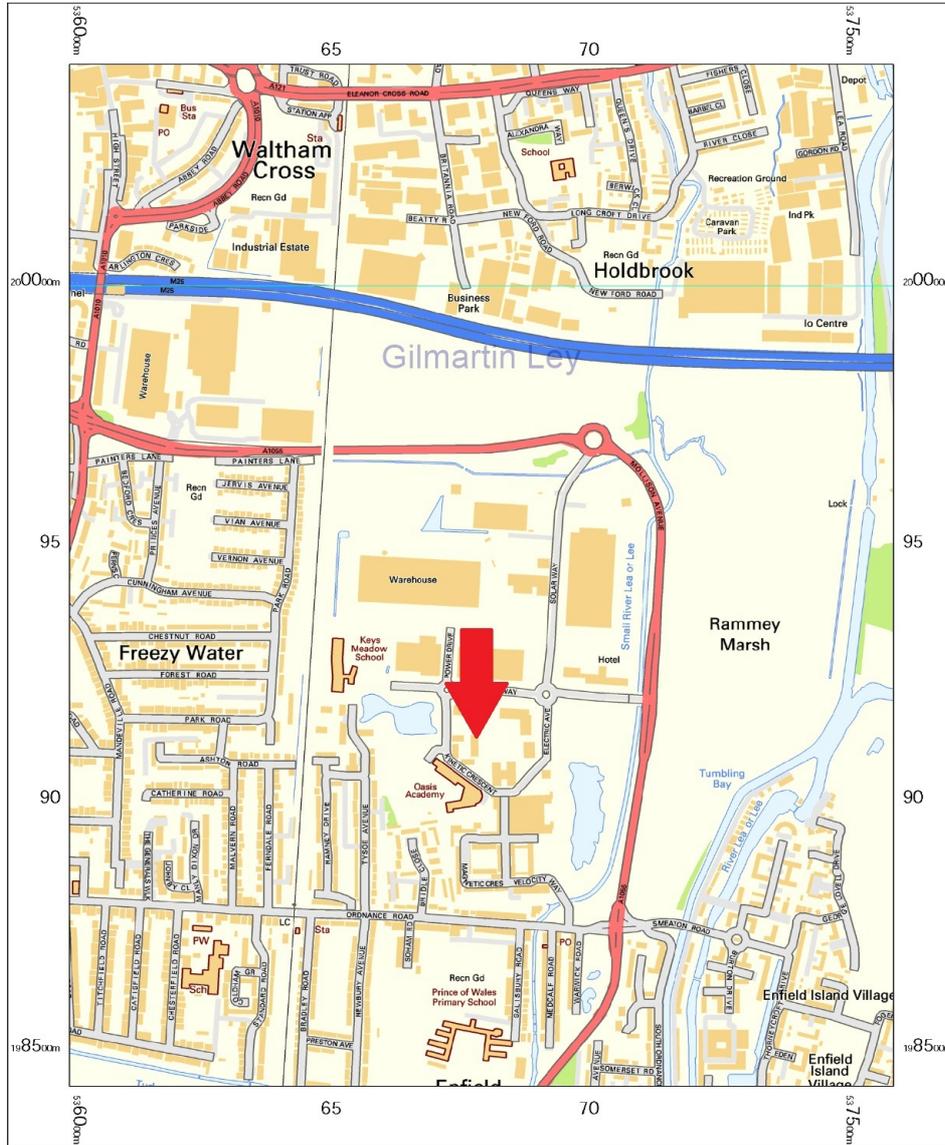


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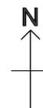
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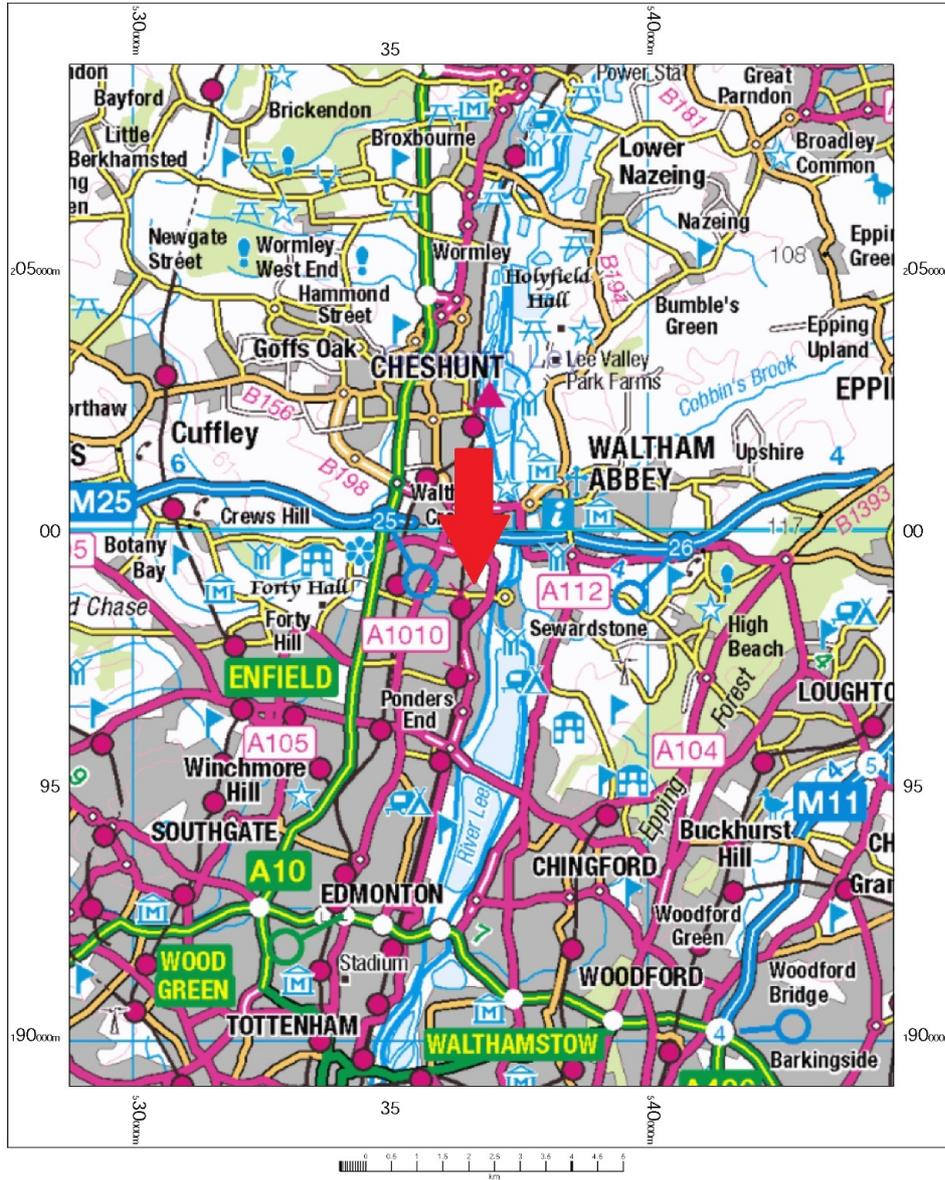


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