



GILMARTIN LEY

Freehold Commercial Building For Sale / To Let - Enfield EN3

Full vacant possession available

Unit 30 Peerglow Industrial Estate
Queensway,
Ponders End,
ENFIELD, EN3 4SA



Area

Gross Internal Area: 235 sq.m. (2,528 sq.ft.)



Price / Rent

Guide Price £600,000 subject to contract

£37,500 per annum (approx. £3,125 monthly) subject to contract

Property Description

The property is a two storey commercial building, predominantly configured as ground floor warehouse / workshop space and first floor warehouse / office accommodation.

The first floor is of high loadbearing capacity.

The building benefits from a three phase electricity supply, kitchen area and separate male and female WCs. There is a manually operated ground floor loading door.

Externally, the forecourt provides loading access and a parking space, with three further demised parking spaces within the estate car park. The building could be suitable for a variety of industrial, educational and alternative uses (STPP).

The forecourt area, shaded blue on the title plan, is not included within the registered freehold title but our client informs us it has been used for decades in conjunction with the property.

Key Considerations:

- > Rarely available freehold with vacant possession
- > Consideration will be given to proposals on a leasehold basis
- > Suitable for a variety of uses STPP
- > 3 parking spaces in the central car park plus the space in front of the building
- > Strategic and desirable North London location
- > Within 200m of Ponder End High Street
- > Excellent road and public transport links
- > 300m to Southbury Station (London Overground / Weaver Line)



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor workshop / warehouse	115.57	1,243	3.09m floor to ceiling height (2.70m to the underside of the beam)
First floor office / warehouse	119.30	1,284	3.12m floor to ceiling height (2.76m to the underside of the beam)
Car spaces			3 car spaces in the central car park plus the space in front of the building

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, 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 £13750.00

Estimated Rates Payable £3850 per annum

Service Charge p.a. N/A

Premium N/A

Terms Freehold for sale with full 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: <https://www.gilmartinley.co.uk/properties/32833>
Freehold offer requirements document
Leasehold offer requirements document
Title Plan

Last Updated: 14 Aug 2025

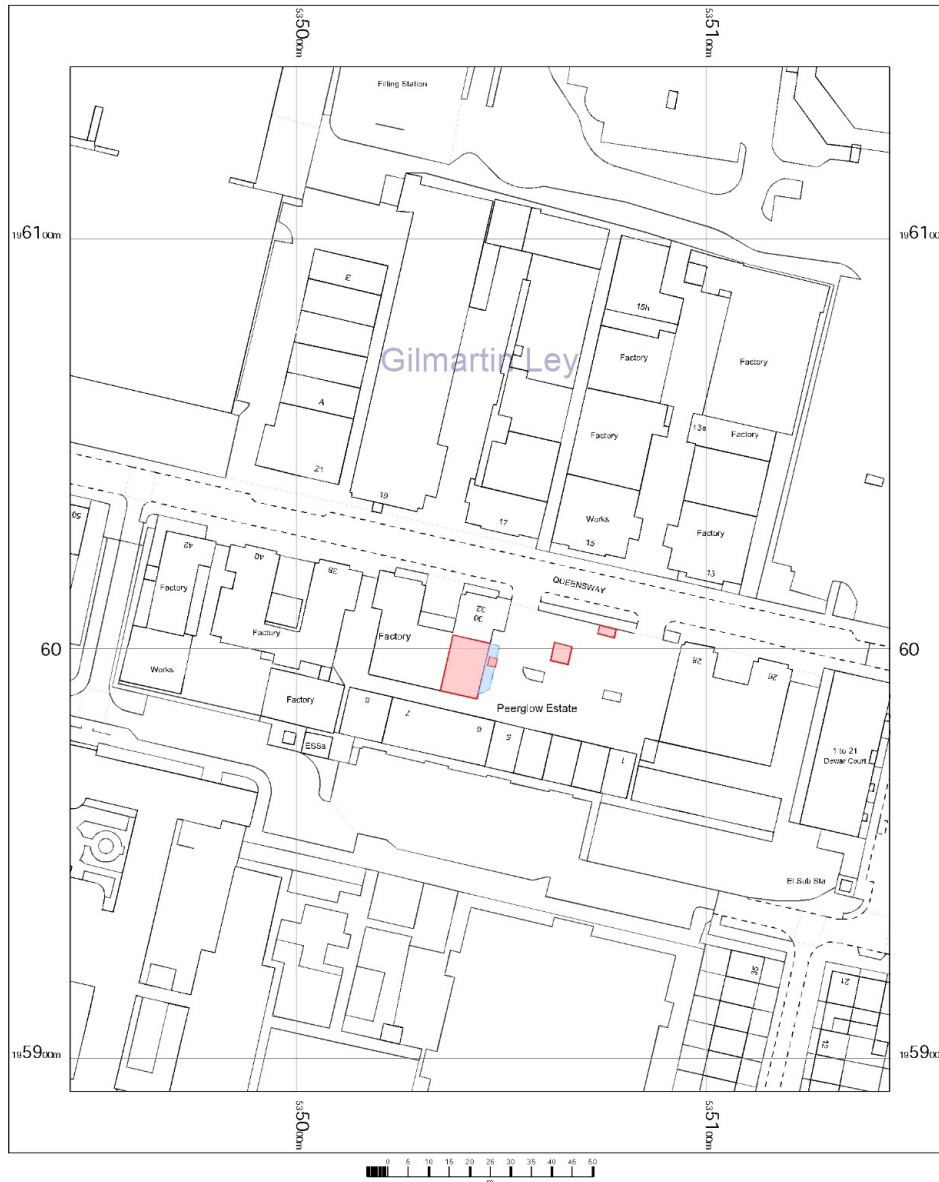
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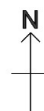
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OS MasterMap 1250/2500/10000 scale
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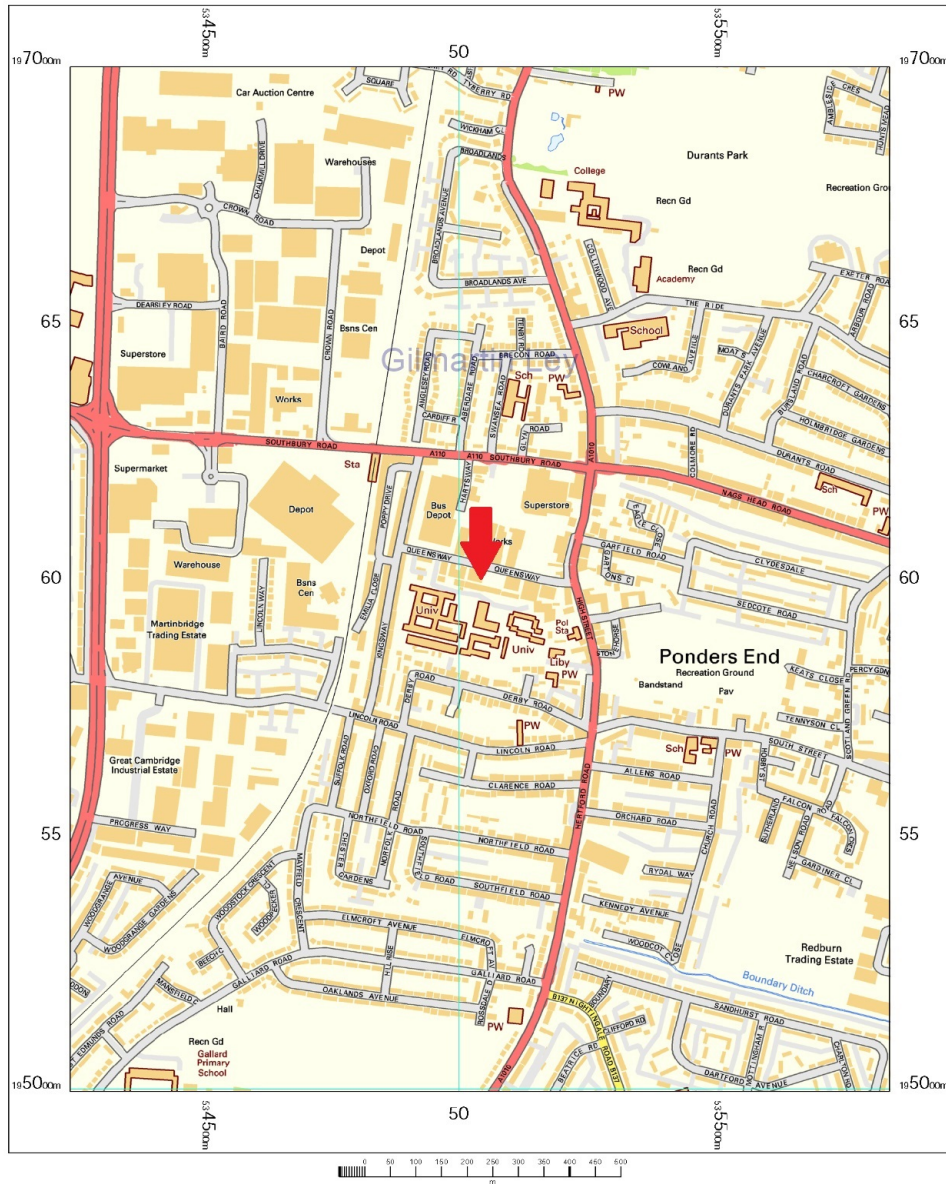
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OS Streetview
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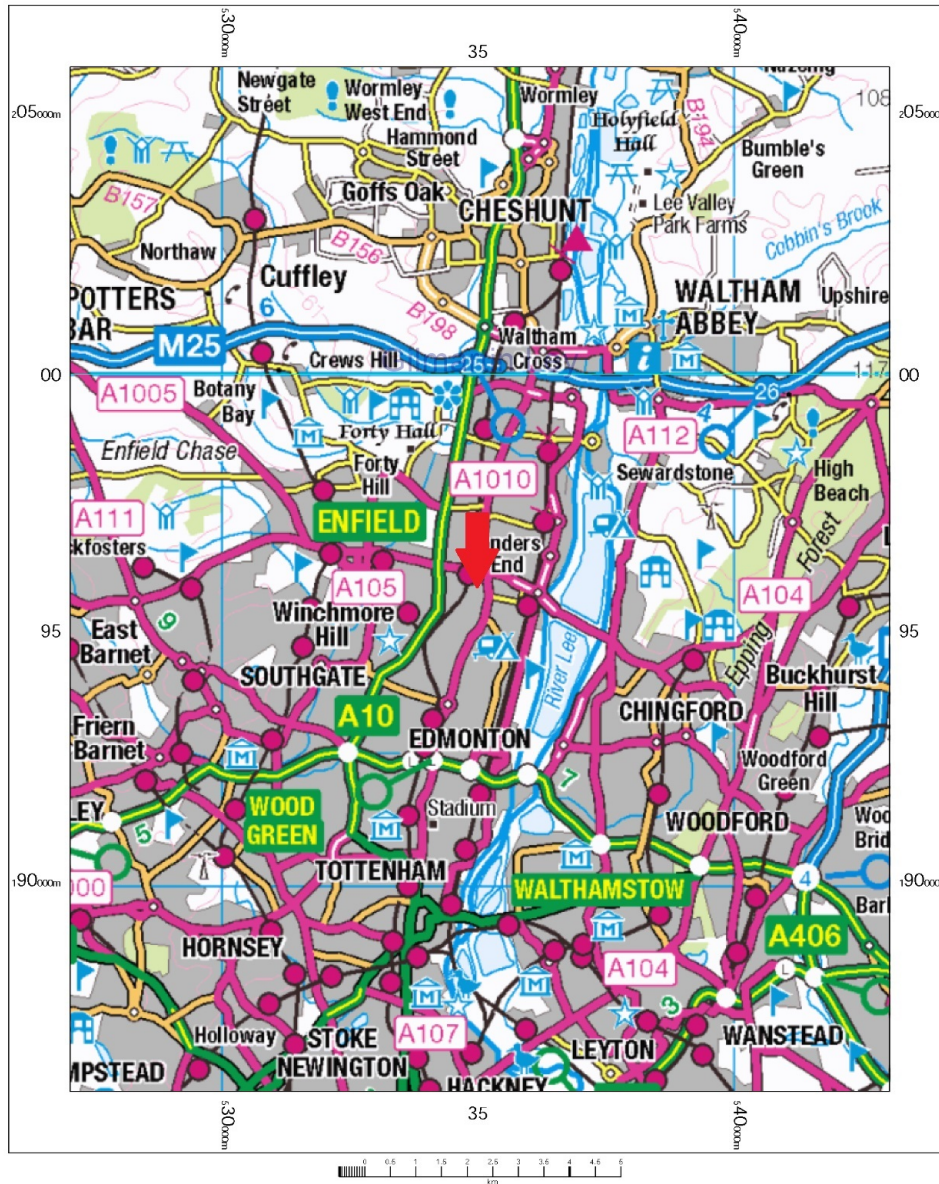
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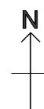
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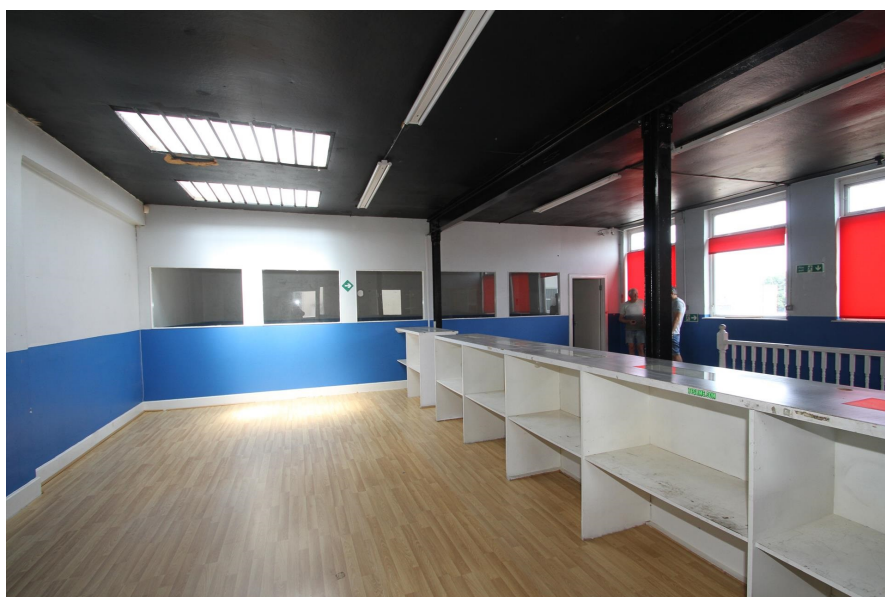
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