



GILMARTIN LEY

Units B and C 17 Queensway,

ENFIELD, EN3 4SA



Area

Gross Internal Area: 386 sq.m. (4,150 sq.ft.)

Rent

£60,000 per annum (approx. £5,000 monthly) subject to contract



Property Description

The property comprises two intercommunicating ground floor warehouse units, fitted out for food processing and storage. The unit benefits from two industrial freezers and one industrial chiller, with various preparation and storage areas, office, staffroom, WCs, kitchen, staff breakout area and washroom. N.B Freezers and chiller untested.

The property has two electronically operated loading doors, with forecourt loading to both bays (which could be used for additional car parking for two cars while the loading doors are not in use), and six demised parking spaces, split between the building forecourt and the undercroft estate car park. The demised car parking spaces are identified with the letter B on the car parking plan (available to download from our website).

Key considerations:

- > A new lease on terms to be agreed
- > Fully fitted for food production & storage
- > Freezer i: 9.01m x 3.33m. Freezer ii: 6.33m x 4.04m. Chiller: 4.23m x 2.41m
- > 6 demised car parking spaces + 2 occasional spaces in bay blocking loading doors
- > 2 electrically operated loading doors (2.89m wide x 2.94m high)
- > Floor to ceiling heights between 2.95m to 3.48m
- > Security alarm
- > Local occupiers include Tesco Extra and The Post Office
- > Excellent public transport links
- > 300m to Southbury Station (London Overground / Weaver Line)
- > Great Cambridge Road (A10) and Mollison Avenue (A1055) within 0.76 miles
- > M25 and A406 North Circular Road within 2.5 miles



Warehouse to Let - Enfield EN3

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Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground floor warehouse	385.63	4,150	Configured as industrial food preparation space with 2x freezers and 1x chiller (untested), office, W/Cs and cloakroom.

Property Location

The property is located within an established industrial area on the north 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, cafés 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 / Weaver Line) 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 £35750.00

Estimated Rates Payable £17160 per annum

Service Charge p.a. £3678.00 There is a service charge relating to the upkeep of the estate, communal areas, landscaping, drainage, road maintenance, utilities, public liability insurance etc. Details are available to download.

Premium Nil

Terms A new fully repairing and insuring lease on terms to be agreed.

The property is VAT elected

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/33092>
Offer Requirements Document
Energy Performance Certificate
Service charge details

Last Updated: 31 Jul 2025

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Our ref: 33092

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Chartered Surveyors and Estate Managers
Property Experts for North London

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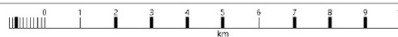
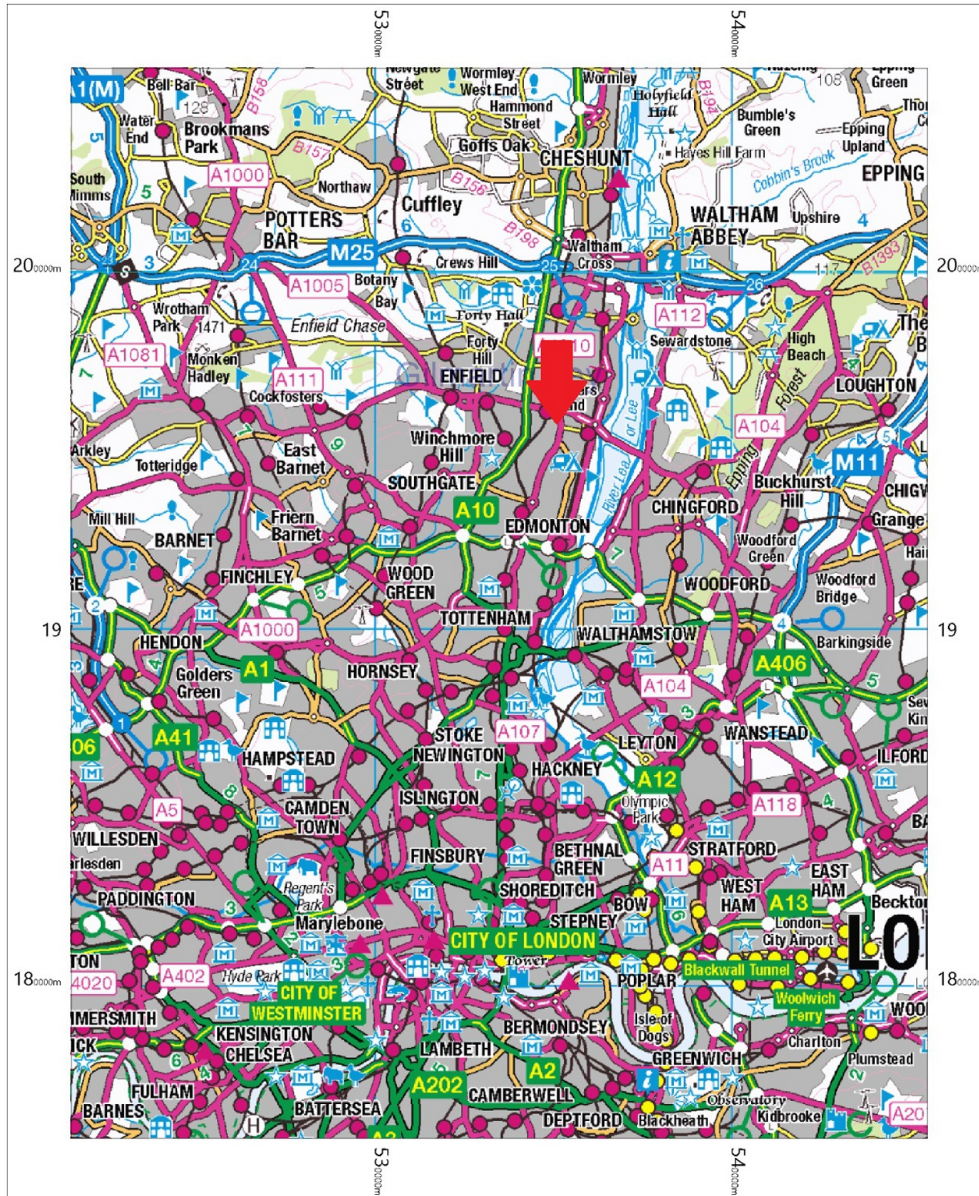




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