



GILMARTIN LEY

# Economical Two Storey Industrial / Business Unit To Let - Enfield EN3

Strategic industrial location with 8 parking spaces

Units D and E, 17  
Queensway,

ENFIELD, EN3 4SA



## Area

Gross Internal Area: 626 sq.m. (6,742 sq.ft.)

## Rent

£65,000 per annum (approx. £5,417 monthly) subject to contract

## Property Description

The property comprises a two storey industrial unit, formally operating as a clothing manufacturers. The space is a combination of warehouse storage, office rooms and open plan workshop / manufacturing space.

The unit benefits from three phase electrical supply, gas, electronic roller shutter loading door, first floor forklift loading access and internal goods lift, as well as WCs, shower and kitchen.

The unit has 8 demised parking spaces within the under-croft car park. The unit would lend itself to a variety of industrial, office and alternative users (STPP)

## Key considerations:

- > New lease on terms to be agreed
- > Desirable Industrial / Business location
- > Suitable for a variety of uses STPP
- > Combination of warehouse, storage, workshop and office accommodation
- > Ground floor max height of 3.50m
- > First floor max height of 3.88m
- > Ponders End High Street is nearby, where occupiers include supermarkets, banks, eateries and retailers.
- > Excellent public transport links
- > 300m to Southbury Station (London Overground / Weaver Line)
- > A10 / A406 and M25 within easy reach
- > Great Cambridge Road (A10) and Mollison Avenue (A1055) within 0.76 miles





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## Accommodation

Gross Internal Area: 626 sq.m. (6,742 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	273.40	2,942	Warehouse accommodation, with workshop and office / storage rooms. W/C's and shower.
First Floor	353.03	3,799	Warehouse / storage, kitchen, office rooms, W/Cs and open plan workshop / manufacturing space.

## 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** £54500.00

**Estimated Rates Payable** £26868 per annum

**Service Charge p.a.** £14754.00 There is a service charge relating to the upkeep of the site, communal areas, drainage, road maintenance etc. The fee for the 2024 / 2025 year was £14,754.

**Premium** Nil

**Terms** A new lease on terms to be agreed

**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/33589>  
Offer Requirements Document

**Last Updated:** 23 Apr 2026

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*Our ref: 33589*

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
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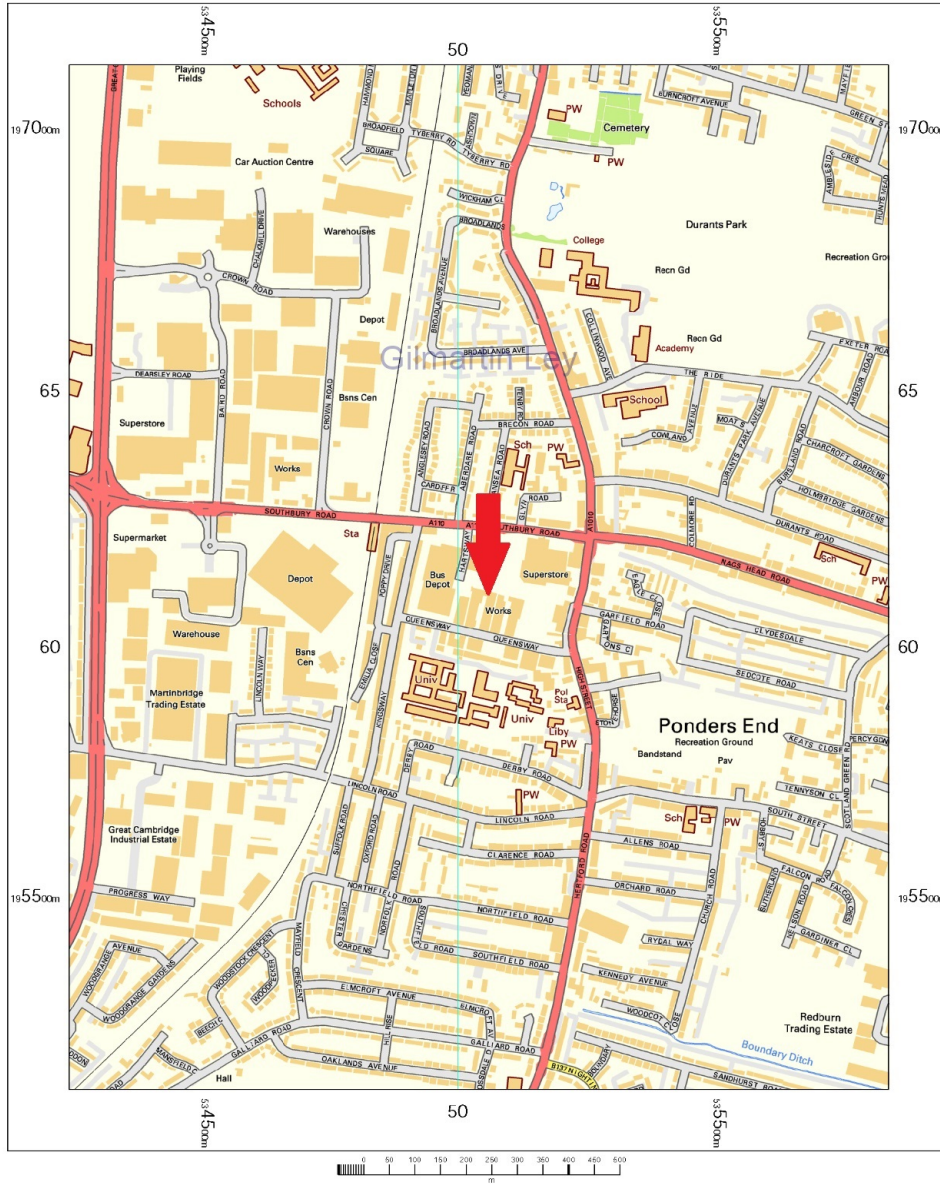


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17 D and E Queensway, EN3 4SA



OS Streetview  
Monday, April 20, 2026, ID: CM-01273825  
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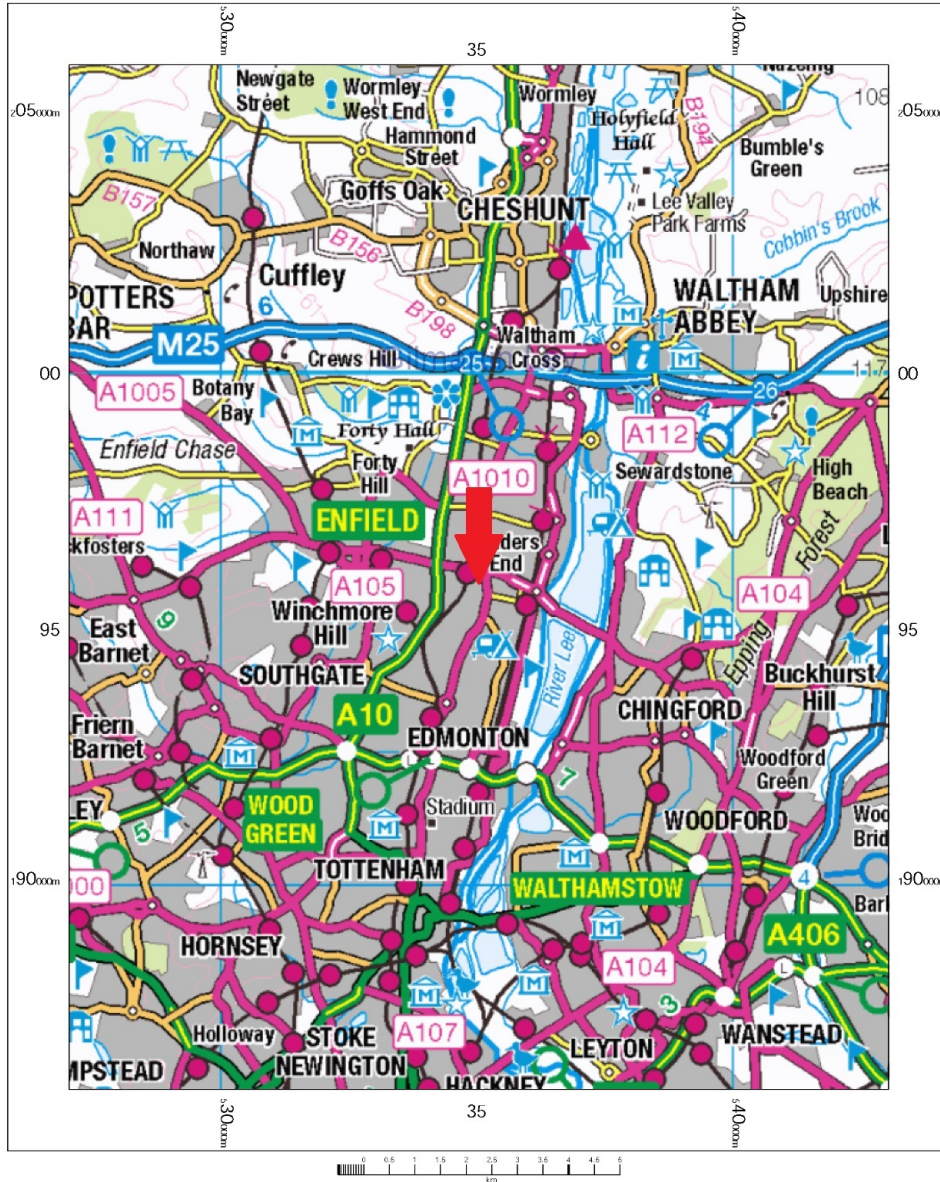


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