



Hillside Yard, Theobalds Park Road

Enfield, EN2 9BD

**Warehouse with concrete
yard available to let**

11,275 sq ft

(1,047.48 sq m)

- 4,925 sqft Warehouse
- 6,350 sqft concrete yard
- 4m eaves to warehouse
- 2 loading doors
- M25 Junction 25 (2.8 Miles)

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Summary

Available Size	11,275 sq ft
Rent	£95,000 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

The premises comprise a steel framed warehouse of 4,925 ft² with 6,350 ft² of fenced concreted yard. The building is set within a secure fenced site. It has an eaves height of approximately 4.0 m, 2 loading doors, fluorescent lighting and toilet facilities.

Location

The property is located on the west side of Theobalds Park Road approximately 2.8 miles from the A10 Great Cambridge Road and 2.8 miles from M25 junction 25 offering excellent access to the motorway network. Crews Hill National Rail Station is within a mile of the property

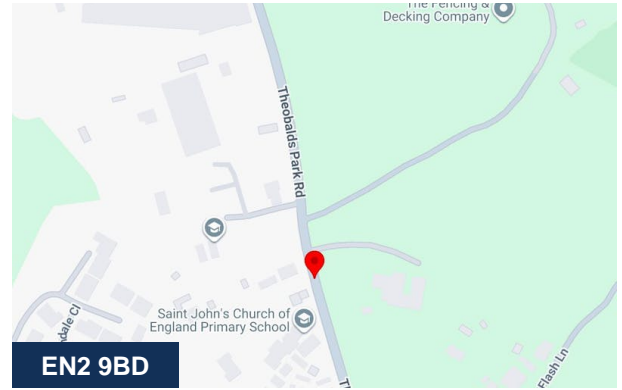
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Warehouse	4,925	457.55	Available
Outdoor - Yard	6,350	589.93	Available
Total	11,275	1,047.48	

Terms

The premises are available by way of a new 3 year lease outside the Landlord & Tenant Act 1954



Viewing & Further Information



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