



Stephen James
Properties LLP

FREEHOLD FOR SALE / TO LET

**INDUSTRIAL / WAREHOUSE PREMISES
ON SELF CONTAINED SITE.**

9,864sqft (916.7m²)

53 JUTE LANE, BRIMSDOWN, ENFIELD, EN3 7JL



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, SJ Properties LLP and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Stephen James Properties LLP, Unit 1, Martinbridge Estate, Lincoln Road, Enfield, EN1 1SP

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Stephen James Properties LLP is a Limited Liability Partnership registered in England and Wales, registered number OC360953. VAT No: 113 0446 66

Registered Office: Russell Bedford House, City Forum, 250 City Road, London, EC1V 2QQ.



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Location

The premises are located on the southern side of Jute Lane, just off Mollison Avenue (A1055) in Brimsdown, the Primary Business Area of Enfield. Junction 25 of the M25 is less than 3 miles to the north and the North Circular Road (A406) a similar distance to the south. The property adjoins Brimsdown Station which provides a regular service to London Liverpool Street Station and the Underground network via Tottenham Hale (Victoria Line) Station.

Description

The premises comprise an older style, north lit roof factory which has more recently been extended at the front, side and rear to provide additional office and workshop accommodation. The property benefits from a self-contained, fenced site which allows parking at the front and side and loading access via a roller shutter at the rear.

Floor Areas

All floor areas are approximate only.

Ground Floor

Main factory/workshop	5477 sqft	(509.03m ²)
Rear workshop/store	1595 sqft	(148.2m ²)
Front offices	1060 sqft	(98.59m ²)

First Floor

Front Offices	1140 sqft	(1062m ²)
Side offices/store	592 sqft	(552m ²)

Total Gross Internal Area 9864 sqft (916.73m²)

Tenure

Freehold with full vacant possession.

Price

Offers in the region of £975,000 subject to contract, for the benefit of the freehold interest.

Lease

Alternatively, a new lease is available for a term by arrangement, subject to periodic upward only rent reviews

Commencing rent - £60,000 per annum exclusive

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EPC

Band D, certificate available on request.

Rateable Value

We are informed that the property has a rateable value of £44,500. Interested parties are advised to make their own enquiries to www.voa.gov.uk.

Viewing

Strictly by appointment with Stephen James Properties LLP.

Jeremy Dangerfield

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