



Stephen James
Properties LLP

DETACHED TOWN CENTRE OFFICE BUILDING

FREEHOLD FOR SALE (MAY LET)

WITH 24 CAR PARKING SPACES

6000 SQ FT (557m²)

47 LONDON ROAD ENFIELD, MIDDLESEX, EN2 6BX



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Location: The property is situated in a prominent position, on the western side of London Road less than 100 metres south of the junction with Cecil Road. The PalacExchange Shopping Centre, providing 160,000 sq. ft. of new retail space is less than ¼ mile to the north.

Enfield Town (WAGN) Station is also less than a quarter of a mile away and provides connections to Seven Sisters (Victoria Line) Underground and Liverpool Street Stations. Junction 25 of the M25 is approximately three miles to the north via the Great Cambridge Road (A10).

Description: The premises comprise a detached two storey office building which has been extended to the rear. The main front building is of solid brick construction with a pitched, slate covered roof. This structure was originally extended in the 1960's to provide additional rear offices and a further addition was added at first floor level, approximately 10 years ago. The offices benefit from comfort cooling throughout. There are 6 parking spaces on the forecourt and a further 18 in a private car park at the rear, accessed via the neighbouring building, Cecil Court.

Floor Areas: All floor areas are approximate only: -

First Floor	2607 sqft	(242m ²)
Ground Floor	3175 sqft	(295m ²)
Basement (storage)	<u>234 sqft</u>	<u>(22m²)</u>
Total Net Internal Area	6016 sqft	(559m²)

Amenities:

- 24 private car parking spaces (1:250 sq. ft.)
- Comfort cooling throughout.
- WCs and kitchenettes on both floors, shower on first floor
- Open plan and cellular offices.
- Video entryphone

Tenure: Freehold with full vacant possession.

Price: £1,500,000 subject to contract

Alternatively consideration may be given to granting a new lease, terms on application.

VAT: The property is not elected for VAT.

Rateable Value: We understand that the property has a rateable value of £60,500. Interested parties are advised to make their own enquiries to www.voa.gov.uk.