

FOR SALE FREEHOLD

DETACHED INDUSTRIAL/WAREHOUSE UNIT WITH SECURE YARD AND PARKING

Approx. 5,860 sq ft (544.36 sq m)

Total site area approximately 0.36 acres



**84 Bilton Way
Enfield
EN3 7NH**

- Detached building
- Secure gated site
- Suitable for redevelopment or existing usage
- Close to A1055 Mollison Avenue linking with M25 Jct 25 to the North and A406 North Circular Road to the South
- Headroom 3.77m (12ft 3in) rising to 6.495m (21ft 3in)

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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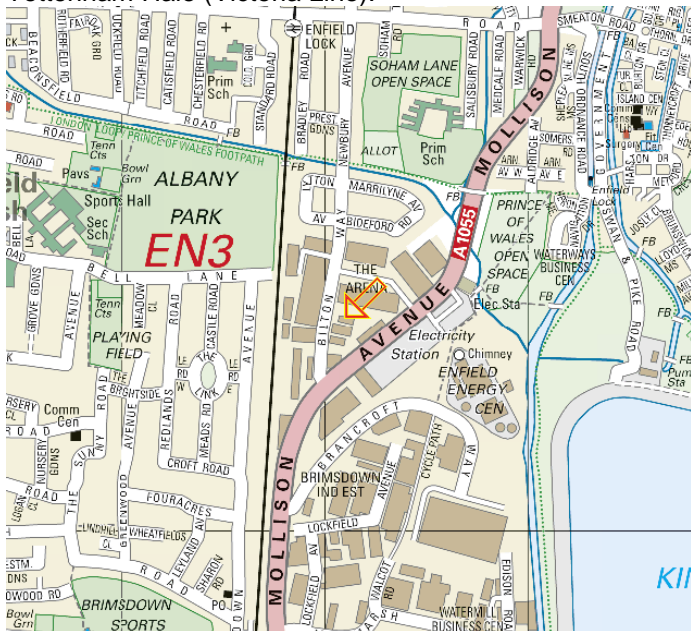
Description

This detached single storey industrial/warehouse unit is of steel truss frame with brick elevations under a corrugated asbestos roof. Vehicular access is available to front, side and rear of the premises.

Potentially the site could lend itself to redevelopment subject to planning and plans are available to view if required.

Location

The property/site is situated on the east side of Bilton Way close to its junction with the A1055 Mollison Avenue (North/South route) linking to the A10 and M25 (Jct 25) northwards and the A406 North Circular Road (southwards). Rail facilities are easily accessible at both Brimsdown and Enfield Lock Stations with services to London Liverpool Street and underground connections at Tottenham Hale (Victoria Line).



Energy Performance Certificate (EPC)

Rating: TBC

The full EPC and recommendation report can be viewed and downloaded from our website

www.bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
Ground Floor		
Industrial/Warehouse Including Small Works Office	4,618	429.05
Ground Floor Offices	1,010	93.80
Mezzanine Works Office	232	21.51
Total	5,860	544.36

NOTE: Additional external open sided store area 268 sq ft / 24.87 sq m

Terms

The property is available freehold with vacant possession

Price

Offers in excess of £1M

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable value 2017/2018 £30,500

Rates payable £14,123

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref:

Contact



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