

FOR SALE

3,972 Sq Ft (369 Sq M)

- › Part investment / owner occupier
- › Ground and first floor office space
- › 4 parking spaces
- › Passenger and goods lift
- › Kitchen, WCs and shower



Riverwalk Business Park

Riverwalk Road, Enfield, EN3 7QN

Contact: Paul Quay or Hugo Harding

Tel:

eddisons.com





Location

- Riverwalk Business Park is situated off Jeffreys Road, which runs parallel to Mollison Avenue. It connects northward to the A10 (1.8 miles) and the M25 Junction 25 (4 miles) and southward to the North Circular Road (2.9 miles).
- Brimsdown Railway Station is a short walk away, offering frequent services to London Liverpool Street and easy access to the Victoria Line at Tottenham Hale.
- A10 1.8 miles.
- M25 4 miles.
- North Circular 2.9 miles.

 what3words

///grew.dimes.indoor

 Google Maps

[Click here](#)

Description

- An end-of-terrace modern steel portal frame unit featuring high quality air-conditioned office space.
- The unit benefits from 6.5-metre eaves height, full height roller shutter door, 3-phase power supply, kitchen and WCs (including shower), passenger lift, and 4 external parking spaces.
- Investment: The first floor office space has been let on a 2 year term with the option of extending by another 2 years.
- The rent for the first year is £30,000 per annum and £34,000 for the second year.

Terms

The freehold interest is available at a quoted price of £1.1 million. We understand VAT is not payable on the purchase price.

Accommodation (Gross Internal Area*)

Floor	SQ M	SQ FT
Ground Floor	259.01	2,788
First Floor	109.99	1,184
Total	369	3,972

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E-129

Business Rates: The rateable value is £48,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

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