

Office & Warehouse

(178.27 sqm / 1923.51 sq. ft)

FOR SALE / TO LET

201a Bury Street, Edmonton N9 9JE



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

Countrywide and their Clients give notice that: No property information constitutes part of an offer or a contract and must not be relied upon as a statement or representation of fact. The information is a general outline only and is for the guidance of prospective purchasers or tenants. No guarantee is given as the accuracy of any description, dimensions, reference to condition or otherwise and purchasers or tenants must rely on their own enquiries by inspection or otherwise on all matters including planning and other consents. Countrywide, its Clients, employees and agents will not be responsible for any loss, howsoever arising from the use or reliance on these particulars or information.

Location:

The property is situated set back from the road in a secured gated location within a residential street and that backs on to a railway line at the western end of Bury Street. The A10 Great Cambridge Road is very close by (2 mins by car) which offers great access to M25 & A406.

Description:

The property is arranged as a single storey office building, a small timber framed office & a Warehouse affording the following approximate areas:-

Office (inc WC)	65.82 sqm	708.48 sq. ft
Warehouse (inc WC's)	87.60 sqm	942.92
Timber frame office	24.85 sq.m	267 sq. ft
Total Area	178.27 sqm	1923.51 sq. ft

Amenities

Security Gates
Self-Contained
Parking for 2/3 Vehicles
Secure premises
3 Phase
Air conditioning in offices
Roller Shutters on Warehouse
WC's & Kitchen areas

Tenure:**Freehold**

Offers are sought circa. **£525,000**, subject to contract with full vacant possession or

Leasehold

Rental offers are sought circa. **£27,000 pax** for a new lease by arrangement





Business Rates:

Rateable Value: £12,750

Rates Payable: £6,120 pa

N.b All parties are advised to confirm these amounts by contacting London Borough of Enfield.

Legal Costs:

Ingoing tenant to pay towards our client's reasonable legal costs if a letting is agreed, if a freehold is agreed each party will pay their own.

Viewing

Strictly by Appointment only via sole agents

Jason Grant

020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk