

Unit 5, Lumina Way, Enfield, EN1 1FS



Modern Trade Counter Unit TO LET

Approx 1,520 sq ft (141.2 sq m)

- Backs onto A10
- Close to Travel Lodge, Screwfix, Halfords, Dulux Decorator Centre & CEF
- Next to Big Yellow Self Storage & Toyota
- 2 car spaces plus customer parking

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The unit occupies a prominent position between Big Yellow Self Storage and Toyota, fronting Lumina Way and backing onto the A10. Enfield Town station provides a connection to London (Liverpool Street) in 34 minutes. A Travel Lodge, Halfords, Screwfix, Dulux Decorator Centre and CEF all occupy a position close by.

The property

A modern trade counter unit with glazed frontage. Permission has been granted for a roller shutter to be installed at the front of the unit. A rent free period is available for the installation of toilet facilities. Two, modern offices are available on the first floor if required.

Externally, two car spaces are allocated with additional parking for customers.

Accommodation

Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit	1,520 sq ft	141.2 sq m
First floor office 1	268 sq ft	39.7 sq m
First floor office 2	427 sq ft	25 sq m
Available separately or combined.		

Terms

To be let on a new full repairing and insuring lease for a term to be agreed incorporating upward only rent views as appropriate.

Figures

£30,000pax. (Unit) Office rent on request.
VAT is payable on this property. A service charge is payable for communal expenditure, further details of which are on request. Business rates on request.

Energy Performance Certificate

The EPC for the entire property known as Unit 5 is A 25.

Agent's Note

All figures quoted are exclusive of Vat (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.
The particulars are awaiting our Client's approval

Legal Costs

Each party is to be responsible for the payment of its own costs.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



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