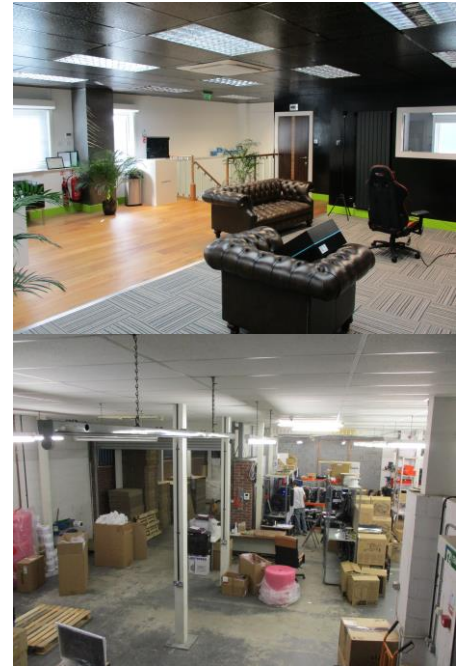


FOR SALE (NEW PRICE)

Industrial/Warehouse Unit

Approx. 7,253 sq ft (673.77 sq m)



Unit 6C Dominion Business Park Goodwin Road London N9 0BG

- ☐ Potential eaves height 7.25m (23ft 10in)
- ☐ Headroom to underside of mezzanine 3.5m (11ft 6in)
- ☐ Internal loading bay
- ☐ Electrically operated roller shutter
- ☐ 8 car parking spaces
- ☐ 3 phase power
- ☐ Gas supply
- ☐ Air conditioned refurbished offices

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TV

Also at: London W1 & Stevenage

bowyerbryce.co.uk



The mark of
property professionalism worldwide

Description

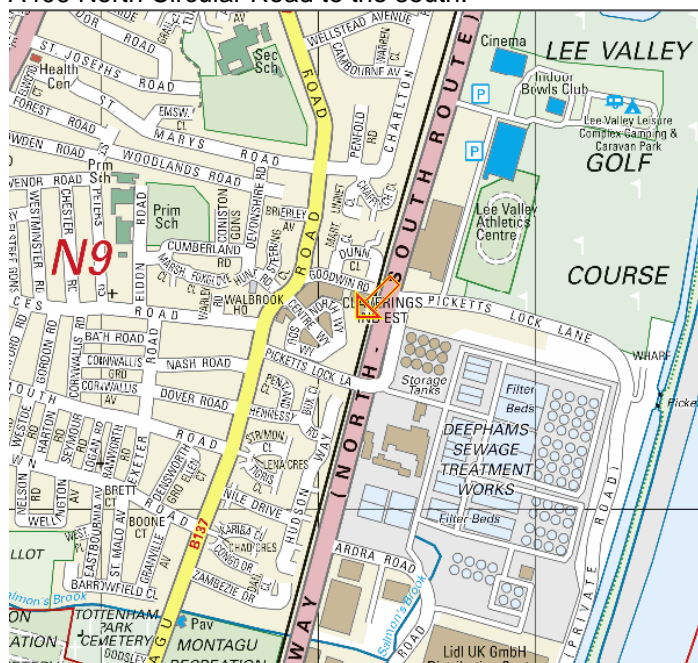
The premises comprise a modern end of terrace steel portal framed warehouse unit presented in good condition and benefiting from electrically operated roller shutter door, good potential eaves height of 23ft 10" and air conditioned first floor offices which extend over the warehouse area which have been recently designer refurbished.

The headroom to the underside of the offices in the warehouse area is currently 11ft 6".

Location

The premises command a bold position clearly visible from the A1055 Mollison Avenue (north/south route) close to Picketts Lock Leisure and Sporting Centre.

The north/south route provides ease of access to both junction 25 of the M25 motorway to the north and the A406 North Circular Road to the south.



Energy Performance Certificate (EPC)

Rating: D77

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

www.bowyerbryce.co.uk

Contact



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North London/North M25 Office 96 Silver Street Enfield EN1 3TW

Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
Ground floor industrial warehouse	3,600	334.41
Original first floor offices	1,092	101.45
Mezzanine office and storage	2,561	237.91

Total Gross Internal Area	7,253	673.77
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Terms

Freehold with vacant possession

Price

£1,100,000

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable value 2017/2018 £46,750

Rates payable £21,785.50

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: 013031

Important Notice

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