



## Hillside Yard, Theobalds Park Road

Enfield, EN2 9BD

### Warehouse with concrete yard available to let

**11,275 sq ft**

(1,047.48 sq m)

- 4,925 sqft Warehouse
- 6,350 sqft concrete yard
- 4m eaves to warehouse
- 2 loading doors
- M25 Junction 25 (2.8 Miles)

# Hillside Yard, Theobalds Park Road, Enfield, EN2 9BD

## Summary

<b>Available Size</b>	11,275 sq ft
<b>Rent</b>	£95,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

## Description

The premises comprise a steel framed warehouse of 4,925 ft<sup>2</sup> with 6,350 ft<sup>2</sup> of fenced concreted yard. The building is set within a secure fenced site. It has an eaves height of approximately 4.0 m, 2 loading doors, fluorescent lighting and toilet facilities.

## Location

The property is located on the west side of Theobalds Park Road approximately 2.8 miles from the A10 Great Cambridge Road and 2.8 miles from M25 junction 25 offering excellent access to the motorway network. Crews Hill National Rail Station is within a mile of the property

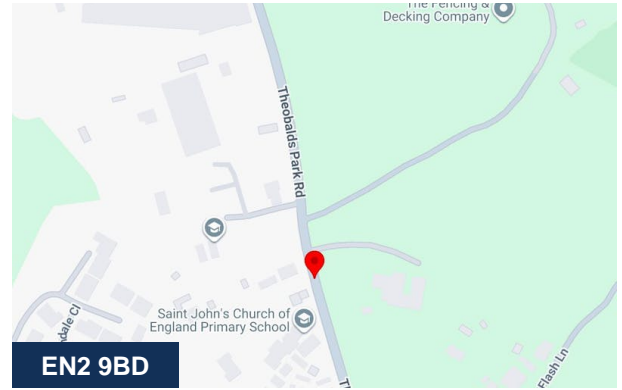
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Warehouse	4,925	457.55	Available
Outdoor - Yard	6,350	589.93	Available
<b>Total</b>	<b>11,275</b>	<b>1,047.48</b>	

## Terms

The premises are available by way of a new 3 year lease outside the Landlord & Tenant Act 1954



## Viewing & Further Information



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