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Substantial Freehold
Warehouse, Factory, Trade Counter Premises
8988 sq ft
For Sale
Queensway, Ponders End, Enfield EN3



Description

Comprising a warehouse/factory arranged mainly over two storeys and offers flexible space that could suit a variety of businesses and trades.

Currently configured as existing building to the front of the site with modern built addition to the rear arranged over ground and first floor.

The property is currently being used as warehouse, but has previously been used as warehouse with trade counter to the front. There are accesses down each side of the building with covered storage to one side and loading to the other.

Goods loading to the first floor is by way of forklift with 3 access points for ease. There are 3 access shutters.

There is 3 phase electricity supply, gas space heating (not tested), office at 1st and ground floor, kitchen area and separate WC's.

The premises would suit a variety of trades and uses such as trade counter, wholesalers and other uses such as religious and community use or redevelopment to residential, subject to the necessary consents.



Location

Situated on Queensway, which runs between Kingsway and the A1010 Ponders End. Southbury Network Rail Station is a short walk away. The A10 Great Cambridge Road which links to the M25 is approximately half a mile away.

Areas

Ground Floor

Front	20.65 m x 8.92 m	184.29 sq m (1982 sq ft)
Rear	14.51 m x 14.23 m	206.47 sq m (2222 sq ft)

First Floor

Front	9.07 m x 24.22 m	219.67 sq m (2364 sq ft)
Rear	14.12 m x 14.61 m	206.29 sq m (2220 sq ft)

WC's & ancillary 200 sq ft

Total area 834.98 sq m (8988 sq ft)

Site area approximately .166 acres

Terms

Available freehold with vacant possession with offers invited in excess of £1.8m.

Business Rates

London Borough of Enfield – Rateable value £36,250. Rates payable are approximately £18,000 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC – Band D

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

Left-hand Side Covered Storage

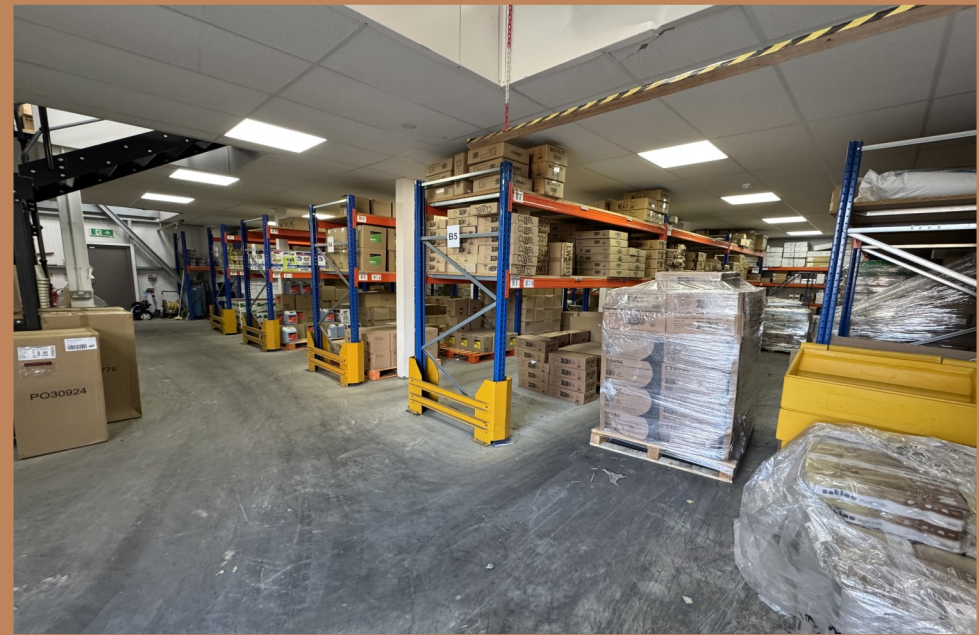


Right-hand Access Way









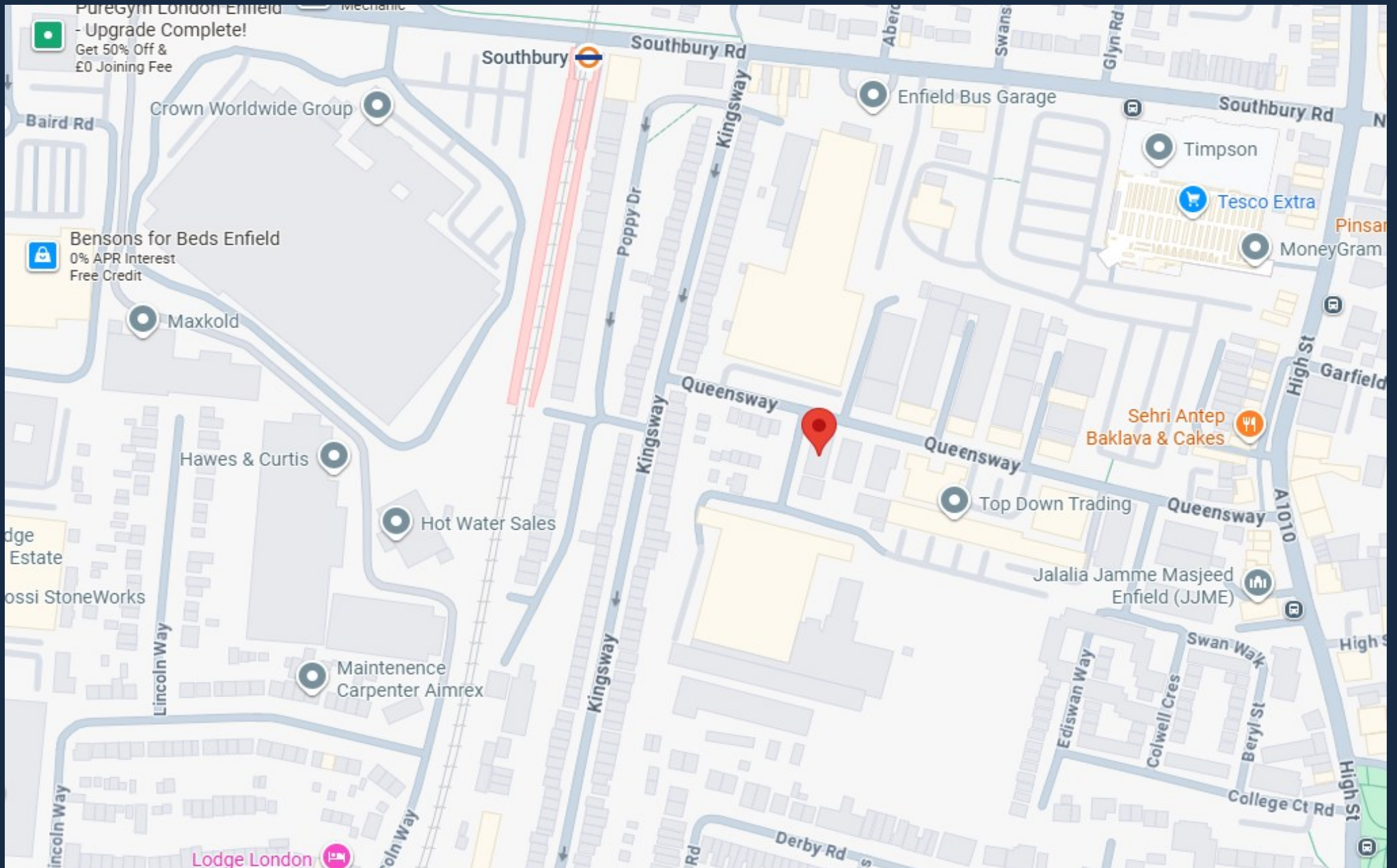








CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS



These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

By appointment only via:

0208 559 1122

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