

To Let



Open storage with ancillary storage/office space

17 Suez Road, EN3 7SN

20,000 sq ft Land + 7790 sq ft internal storage/offices

Location: Prominently located within the established Brimsdown area of Enfield at the northern end of Suez Road at its junction with the A1055, Mollison Avenue. Junction 25 of the M25 is approximately two miles to the north and the A406 North Circular Road some three miles to the south. Brimsdown mainline station is within twenty minutes walking distance.

Description: This site is roughly rectangular with a tarmac surface within a secure yard. There is a two-story office building suitable for storage or office space. The site has excellent frontage along Suez Road.

Terms: The site is available to let on a sub-lease until 12th March 2025.

Rent: On application.

Rates: The tenant will be responsible for their share of the business rates.

EPC: Rating 'D'.

Legal Costs: Each party to be responsible for their own legal costs.

Viewing & further information

Strictly by prior appointment

Danny Pincus

Tel. 020 8952 6434

danny@goldsteinleigh.com

Aharon Goldstein

Tel. 020 8952 6434

aharon@goldsteinleigh.com

MISREPRESENTATION ACT 1967 Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given notice that: I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT.