

Long Leasehold For Sale

Jeffreys Road, Enfield, Middlesex, EN3 7UZ

Site Area of 1.68 Acres with Industrial Units



Summary

- Type: Industrial/Logistics
- Tenure: Long Leasehold for Sale
- Site Area 1.68 acres
- Industrial Unit Size: 12,345 sq ft
- Price: Available on Request
- Ground Rent: £122,800 per annum

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Location

The site is situated in a prominent position on the junction between Mollison Avenue (A1055) and Jeffreys Road, within the Brimsdown area of Enfield. Access to the site is directly off Jeffreys Road with nearby occupiers including; Honeywell, Johnson Matthey, Clipper Logistics, Howdens Joinery, Newey & Eyre and Allparts.

The estate benefits from good access to the M25 (J25) which is within 2 miles to the north and the A406 North Circular Road is approximately 3 miles to the south. Brimsdown Overground Station is within walking distance and provides regular services to London Liverpool Street with underground interchange at Tottenham Hale (Victoria Line). Main bus routes pass along the A1055 and the building is therefore easily accessible by both private and public transport.

We have set out approximate travelling distances to/from key locations for information purposes;

A406	3.5 miles
M25	4.1 miles
M11	11 miles
Central London (City)	13 miles

Specification

The site comprises a former vehicle maintenance workshop with three maintenance/storage warehouses. Each unit benefits from vehicular access with office and ancillary accommodation. Units 1&2 benefit from inspection pits.

Externally the site benefits from a secure boundary via a 2m palisade fence and a concrete / tarmac base throughout. Other external features include; a single secure point of access via an electric gate, vehicular wash areas with interceptors and a secure fuel tank.

Accommodation

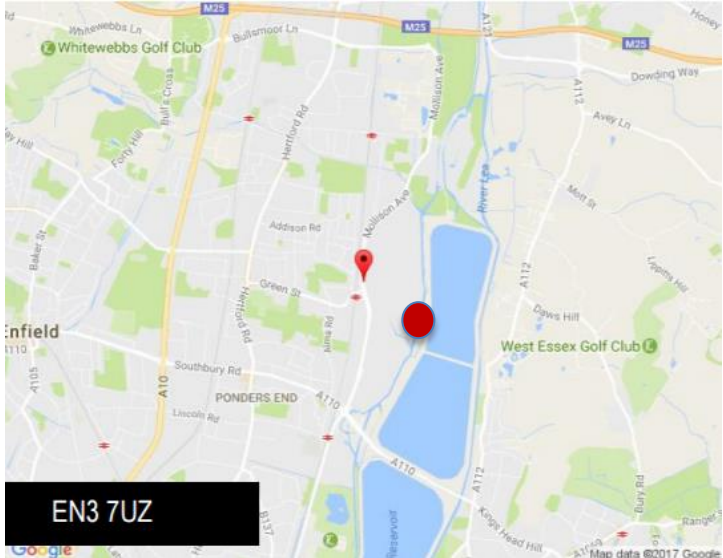
	Sq m	Sq ft
Unit 1. Northern Warehouse		
Total GIA	150.52	1,620
Unit 2. Central Warehouse		
Total GIA	470.35	5,062
Unit 3. Main Entrance Warehouse		
Total GIA	526.95	5,662

EPC

Available upon request.

Tenure

There are three leases held on the following terms with a total ground rental of; £122,800 per annum to Enfield Council.



Lease 1 Comprises;

Start date	25/12/1968
Term	60 Years
End date	24/12/2028
Current rent	£61,000 PA
Rent review	N/A

Lease 2 Comprises;

Start date	25/12/1983
Term	99 Years
End date	24/12/2082
Current rent	£24,300 PA
Rent review	19/11/2017 (Every 10 years)

Lease 3 Comprises;

Start date	29/09/1972
Term	99 Years
End date	28/09/2071
Current rent	£37,500 PA
Rent review	29/09/2017 (Every 15 years)

Price

Available on request.

Business Rates

We understand from the Valuation Office website, www.voa.gov.uk, that the property has a description of vehicle repair workshop and premises with a Rateable Value as at 1 April 2017 of £95,000.

Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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