



# TO LET / FOR SALE

Unit 2, Plaza Business Centre, Stockingswater Lane  
Enfield, EN3 7PH

Industrial

10,024 Sq ft / 931 Sq m



# Plaza Business Centre, Stockingswater Lane, Enfield, EN3 7PH

## Description

The property comprises a mid-terrace steel frame warehouse unit with blockwork walls underneath a steel trussed roof. The roof and elevations have recently been refurbished and were clad with new steel profile sheets and integrated translucent roof lights. The warehouse space benefits from features including a large concertina loading door, 3 phase power, level concrete floor, minimum eaves height of approx. 4.8m and first floor office space.

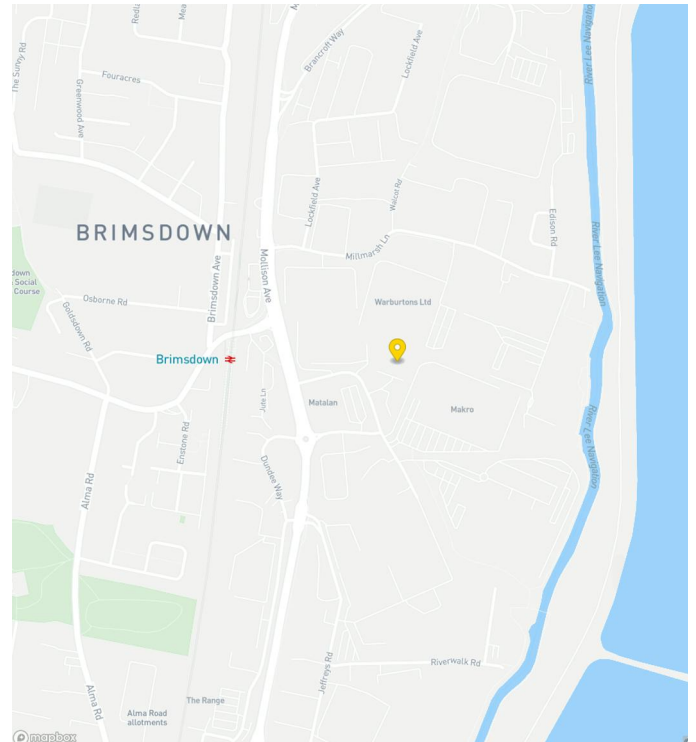
Externally the unit benefits from approx. 7 parking spaces in front of the unit whilst the yard extends to a depth of approx. 15m. There is also a shared entrance / forecourt which provides additional circulation space for larger vehicles.

## Location

The property is located in the Brimsdown industrial area off Stockingswater Lane, close to Mollison Avenue (A1055) which provides access to the A406 North Circular Road to the south and M25 to the north. Brimsdown train station is an approx. 5 minute walk and provides regular services to Tottenham Hale (Victoria Line) and London Liverpool Street.

## Accommodation

Unit	sq ft	sq m	Availability
Ground	9,444	877.38	Available
1st	580	53.88	Available
Total	10,024	931	Available



<b>Tenure</b>	To Let / For Sale
<b>Price / Rent</b>	Upon Application
<b>Rateable Value</b>	£61,500
<b>EPC</b>	C (58)
<b>VAT</b>	Payable

## Contacts

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