



**DANGERFIELD
PROPERTY**

PRELIMINARY DETAILS

OF INTEREST TO OWNER OCCUPIERS, INVESTORS AND DEVELOPERS

FREEHOLD BUILDERS YARD, OFFICES AND STORAGE

TOTAL SITE AREA APPROX. 0.22 acres

28 BURLEIGH ROAD, ENFIELD, EN1 1NY



(SITE OUTLINE FOR IDENTIFICATION ONLY)

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

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- **TOTAL SITE AREA APPROX. 0.22 ACRES.**
- **OFFICES APPROX. 1,908 SQFT.**
- **STORAGE BUILDINGS IN YARD, APPROX. 1,320 SQFT, PART OPEN FRONTED.**
- **CURRENTLY PRODUCING AN INCOME OF £43,125 PA ON LEASE EXPIRING 5TH MARCH 2026 (OUTSIDE L&T ACT).**
- **RESIDENTIAL DEVELOPMENT POTENTIAL, STP.**
- **FREEHOLD OFFERS IN EXCESS OF £850,000 STC.**

FOR FURTHER DETAILS CONTACT:

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