

# TO LET

## GROUND FLOOR CLASS E PREMISES 5,200 SQFT – 12,800 SQFT



DANGERFIELD  
PROPERTY

### UNIT B AND UNIT C&D CLOCK PARADE LONDON ROAD ENFIELD, EN2 6JG

- Prominent main road position.
- Suitable for a variety of Class E uses including;
  - retail
  - offices
  - gym/fitness
  - medical/healthcare
- Adjacent to Sainsbury's Local.
- Located 500m from Enfield Town centre.



# UNIT B AND UNIT C&D CLOCK PARADE, LONDON ROAD ENFIELD, EN2 6JG



DANGERFIELD  
PROPERTY



## Floor Areas (GIA)

### **Unit B (under offer)**

Ground Floor	5,272 sqft	490 m <sup>2</sup>
--------------	------------	--------------------

### **Unit C & D**

Ground Floor	4,788 sqft	445 m <sup>2</sup>
Basement	<u>2,733 sqft</u>	<u>254 m<sup>2</sup></u>
	7,521 sqft	699 m <sup>2</sup>

## Rent

£95,000 **per unit** per annum exclusive.

## Lease Terms

New leases for a term by arrangement, subject to periodic, upward only rent reviews..

## Viewing

Strictly by appointment with Sole Agents, Dangerfield Property.

Contact Jeremy Dangerfield| 020 8882 7449| 07775 625 674| [jeremy@dangerfieldproperty.co.uk](mailto:jeremy@dangerfieldproperty.co.uk)

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. Dangerfield Property, Tel: 020 8886 7449 Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131 VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX

ANTI-MONEY LAUNDERING: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details. Identification and verification of ultimate beneficial owners. Satisfactory proof of the source of funds for the Buyers / funders / lessee