

GROUND FLOOR CLASS E PREMISES - TO LET

**5,200 SQFT - 12,800 SQFT
UNIT B AND UNIT C & D,
CLOCK PARADE, LONDON ROAD,
ENFIELD EN2 6JG**



(2024 photo, Sainsburys not included in letting)

Dangerfield Property

Tel: 020 8886 7449

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 Ltd 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, HA1 3EX

Location:

The property is located in a prominent position on east side of London Road, less than a third of a mile from Enfield Town Centre and the Palace Xchange Shopping Centre, where occupiers including M&S, Next, H&M, Waitrose and Pearsons Department Store. The property adjoins a Sainsburys Local store and is immediately opposite a newly rebranded EG on the Move petrol station, which serve the densely populated, affluent local residential area.

Description:

The premises comprise two highly prominent ground floor former showrooms, providing predominantly open space with large, glazed frontages. Unit C & D has a basement and both units have two designated parking spaces on the front service road.

The property falls within Class E of the Town & Country Planning (Use Classes) Order 2020, which allows use by a variety of occupiers including retail, offices, restaurant, day nursery, medical/healthcare and gym/fitness.

Floor Areas:

Unit B

Ground Floor	5,272 sqft	490 m ²
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Unit C & D

Ground Floor	4,788 sqft	445 m ²
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Basement	<u>2,733 sqft</u>	<u>254 m²</u>
	7,521 sqft	699 m ²

Total GIA	12,793 sqft	1,189 m²
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Terms:

The premises are available by way of a new lease (s) for a term by arrangement subject to periodic upward only rent reviews

Rent:

Unit B £95,000 per annum exclusive

Unit C & D £95,000 per annum exclusive

Rateable Values:

The premises are assessed as two separate units. Interested parties are advised to make the own enquiries to www.voa.gov.uk

Energy Performance Certificate (EPC):

Unit B – B 38 Unit C & D – B 43

Viewing:

Strictly by appointment with Sole Agents, Dangerfield Property

Contact: Jeremy Dangerfield

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