RAINBOW HOUSE, 10-12 LUMINA WAY, ENFIELD, EN1 1FS
FREEHOLD INVESTMENT FOR SALE
RARE OPPORTUNITY TO ACQUIRE MODERN TRADE COUNTER UNIT
CURRENTLY TRADING AS A SERVICED OFFICE CENTRE
6,600 SQFT (613 m²)

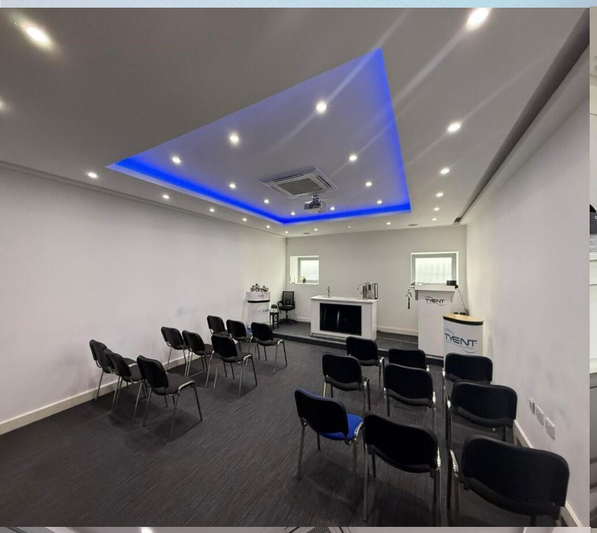
DANGERFIELD PROPERTY

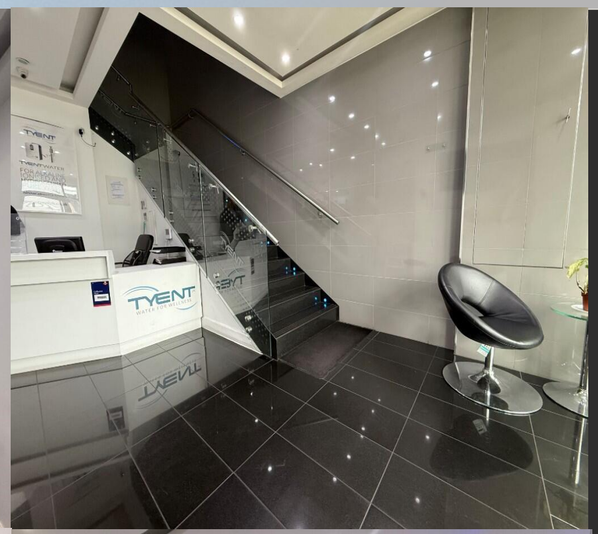
- RARE FREEHOLD TRADE COUNTER UNIT ON LUMINA PARK, FRONTING A10.
- TRADING AS HIGH-QUALITY SERVICED OFFICE CENTRE.
- ERV APPROX £291,000 per annum (gross).
- POTENTIAL FOR ALTERNATIVE USES.
- NEARBY OCCUPIERS INCLUDE HALFORDS AUTOCENTRE, DULUX COLOUR CENTRE, CEF, SCREWFIX AND TRAVELODGE.



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DANGERFIELD PROPERTY









Floor Areas (GIA)

Ground Floor	3,300 sqft	306.5 m²
First Floor	3,300 sqft	306.5 m²
TOTAL GIA	6,600 sqft	313 m²

Location

Lumina Park is a modern industrial and trade park located on the A10 Great Cambridge Road in Enfield, approximately 3 miles south of the M25 (J25).

Description

The premises comprise a modern trade counter unit, converted to a high-quality serviced office centre, over ground and first floors, with parking for 15 cars. Adjoining occupiers include Halfords Autocentre, Dulux Colour Centre, Screwfix, Topps Tiles, Jemca Toyota and Travelodge.

Serviced Office Income

The service office centre provides 15 individual offices. Each office is let on a licence, inclusive of business rates and utility costs. Currently running at approximately 87% occupancy, the actual and estimated rental income is approximately £291,000 per annum (gross).

Tenancy schedule available on request.

Tenure

Freehold subject to the existing licences.

Price

Offers in excess of £2,000,000 plus VAT, subject to contract.

Viewing

Strictly by appointment with Sole Agents, Dangerfield Property. Contact Jeremy Dangerfield

020 8882 7449, 07775 625 674, jeremy@dangerfieldproperty.co.uk

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