

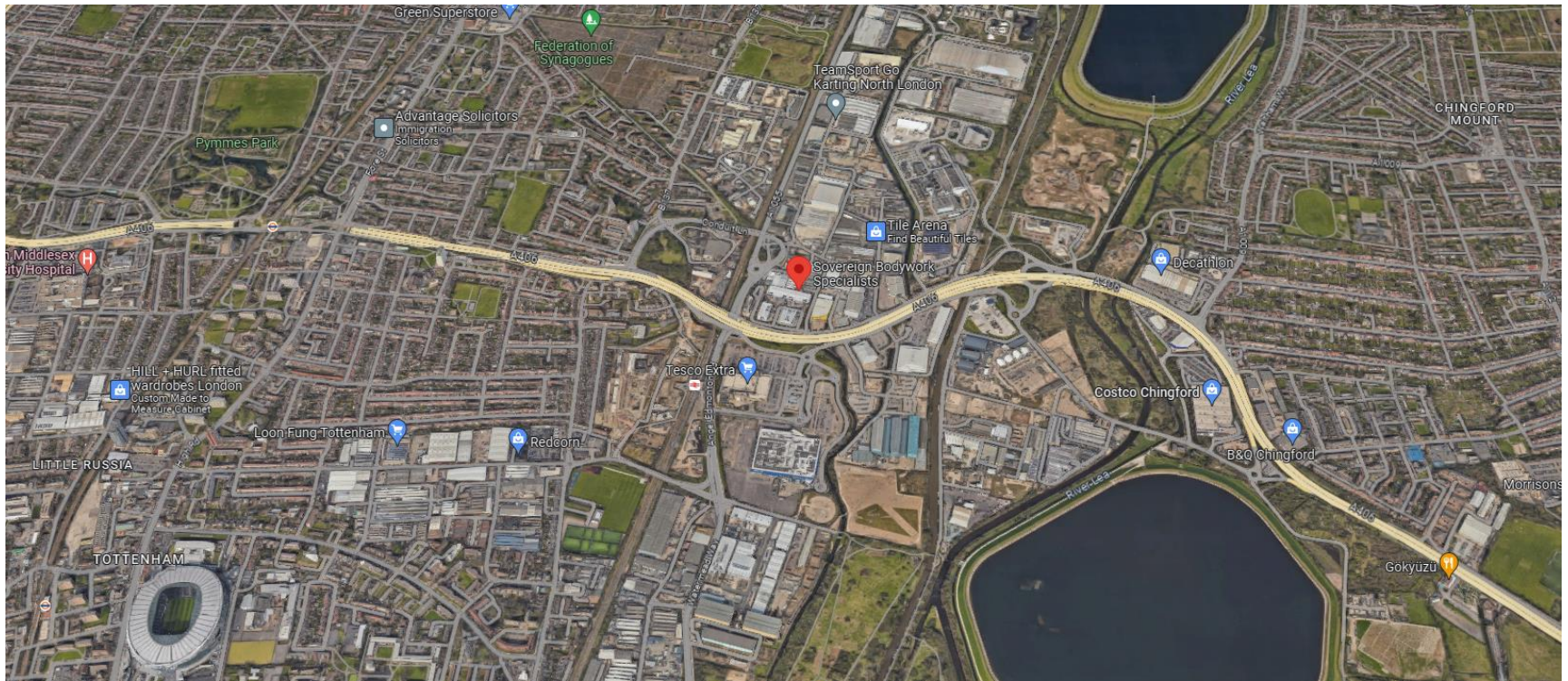
FOR SALE

VACANT FREEHOLD INDUSTRIAL UNIT



UNIT C1 CRISPIN INDUSTRIAL ESTATE
ADVENT WAY EDMONTON,
LONDON N18 3AH

Alexander
Lawson
Surveyors



LOCATION

The property is located on Advent Way, within Edmonton. It is accessed off the A406 North Circular Road which provides a direct route into North London and the M1 motorway. Access to Central London can also be afforded via the A406 North Circular Road, with wider motorway networks in close proximity being the M25, M1 and M4.

Meridian Water (Greater Anglia Service) is within close proximity of the property, providing access to Stratford, Bishops Stratford and Hertford East. Silver Street Overground Station is located a short distance to the west and provides direct access to London Liverpool Street, Cheshunt and Enfield Town. Various bus routes also serve the area.

DESCRIPTION

The property comprises two modern warehouse buildings with secure gated forecourt. It is used as a vehicle repair centre by the current owner.

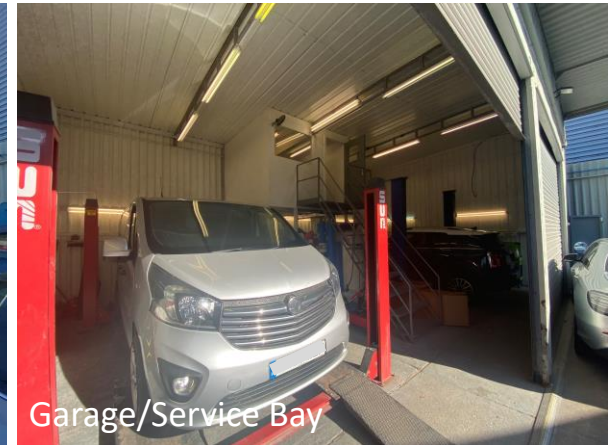
The main building is a single storey warehouse/vehicle workshop with two spray areas, storage and a fully fitted office.

The smaller building is used for additional workshop space with service bay and vehicle ramp; along with storage and a mezzanine office. There is an additional vehicle service bay within a secure forecourt.

The premises also benefits from off street parking within a gated forecourt.

SPECIFICATION

- Secure gated yard / parking
- Steel portal frame construction
- Roller shutters
- Concrete floors
- Office, WC & Kitchen facilities to warehouse
- Two spray areas warehouse
- Garage/service bay with vehicle ramp



| FLOOR AREA | | |
|----------------------|---------------|--------------|
| FLOOR | SQM | SQ FT |
| Main Warehouse | 287.48 | 3,095 |
| Garage / Service Bay | 68.81 | 734 |
| TOTAL | 355.66 | 3,828 |

The above table is provided for indicative purposes only and any prospective purchaser should verify measurements to their own satisfaction

BUSINESS RATES

Interested parties to make their own enquiries with the local authority

PLANNING

Interested parties to make their own enquiries to the local authority

EPC

Band D.

LEGAL COSTS

Each party is to bear their own legal costs

TENURE

Freehold with full vacant possession

PRICE

£900,000 **Subject to contract**

VAT

To be confirmed

CONTACT

Viewings and further information can be obtained from

Sole Agents: **ALEXANDER LAWSON SURVEYORS LTD**

Savvas Socratous

savvas@alexanderlawson.com

07530 612 074

Andreas Mouyiaris

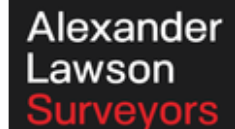
andreas@alexanderlawson.com

07715 890 843

Panayis Kronic

panayis@alexanderlawson.com

07519 964 791



Alexander
Lawson
Surveyors

Alexander Lawson Surveyors (ALS) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by ALS has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted, and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but any intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection but have not been tested and ALS give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) ALS do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. Misrepresentation Act. 1967. These particulars are intended to be used as a guide only. Alexander Lawson Surveyors Ltd cannot accept liability for any of the information provided. All interested parties should carry out their own due diligence. July 2023.