



# Two Adjoining Freehold Industrial Buildings Available As a Pair Or Individually

81 and 83 Lockfield Avenue Enfield EN3 7PY



81 Lockfield Avenue Enfield EN3 7PY





83 Lockfield Avenue Enfield EN3 7PY





# Two Adjoining Freeholds With Development Potential

- Vacant Possession
  - VAT Free
  - 3 Phase Power
- 0.6 Miles from Brimsdown Train Station
  - Office
- Covered Yard With 81 With Future Infill Potential

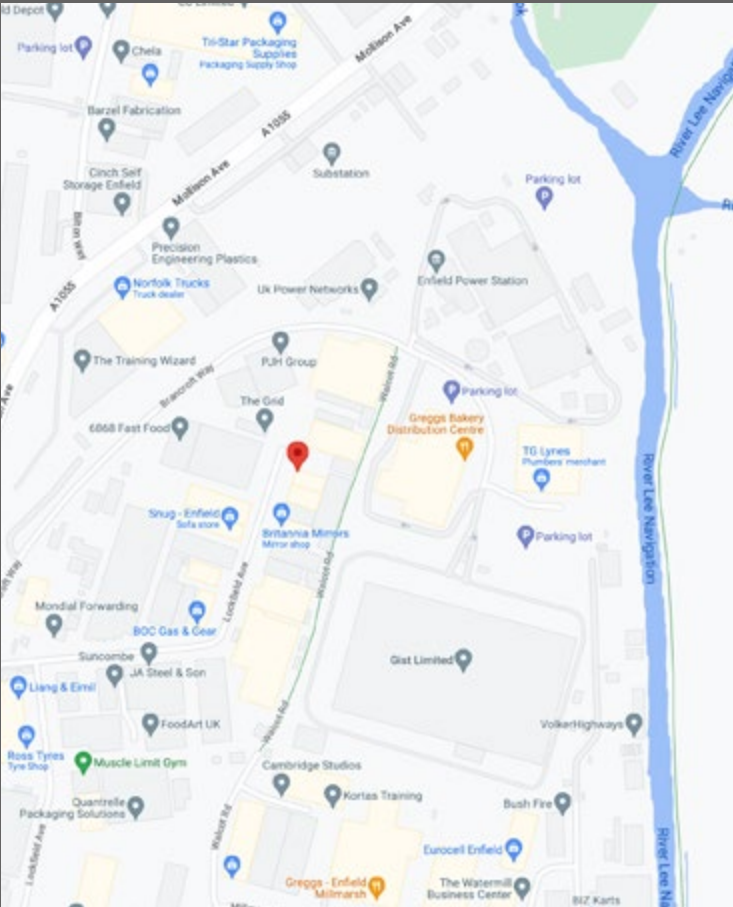


LOCATION

The properties are situated at the northern end of Lockfield Avenue, in Brimsdown. The A1055 links with the A406 North Circular Road to the South and junction 25 of the M25 motorway just 1/4 Mile north. Brimsdown Train station is approximately a 6 minute walk away which provides access to Tottenham Hale (Victoria Line) and London Liverpool Street (National Rail).

Local bus routes to the site include routes 307 and 491.

Major surrounding occupiers include Amazon, Gist (Marks & Spencer), Makro, DHL and Fed Ex.



BUSINESS RATES

The property is in an area administered by the London Borough of Enfield. Interested parties will need to make their own enquiries on business rates.

FLOOR AREAS

The areas are as follows:

Unit 81	Ft <sup>2</sup>
Warehouse	5,885
Mezzanine	1,909
Total	7,794

Yard Not Measured.

Unit 83	Ft <sup>2</sup>
Warehouse	7,967
Mezzanine	631
Total	8,599

TENURE

Freehold

EPC Rating

81 – Band D  
83 – Band E

PRICE

81 – £1,350,000  
83 – £1,600,000  
Total: £2,950,000





## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Joint Agents:



**Murray Commercial**  
Property Consultants

**James Bacon**

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