## TO LET NEW TRADE / WAREHOUSE UNITS

From 2,111 - 5,402 sq ft (196 - 502 sq m)



**23 CROWN ROAD ENFIELD EN1 1GR** 

O LOCATED WITHIN ENFIELD'S PRIME RETAIL / TRADE DESTINATION

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## CONNECTIVITY

Otago Trade Park is located on the west side of Crown Road, some 100m from the junction with Southbury Road. Rail links to Central London are available at Southbury Station, which is only 3 minute's walk to the south. There are a number of bus routes close by with Enfield Town just 1 mile to the west.

#### OTAGO TRADE PARK 23 CROWN ROAD ENFIELD EN1 1GR

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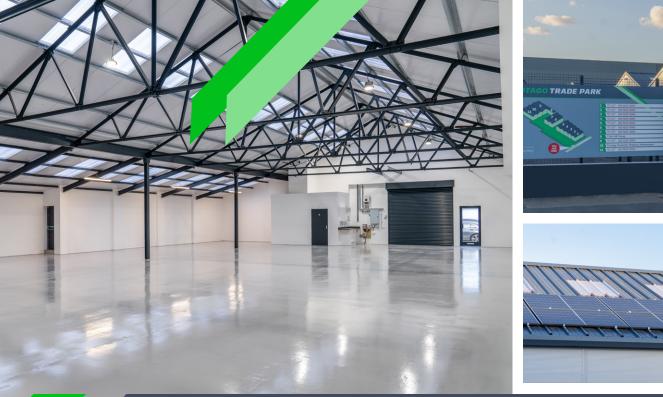
A10	3 mins / 0.4 miles	
A406	10 mins / 2.9 miles	
M25 J25	7 mins / 2.5 miles	
M11 J4	21 mins / 8 miles	
M1 J1	30 mins / 10 miles	
Central London	44 mins / 10 miles	



City Airport	35 mins / 16 miles
London Stansted	34 mins / 27 miles
London Heathrow	45 mins / 39 miles















3 phase power



Insulated composite roof sheeting and sky panels



## DESCRIPTION

Otago Trade Park comprises 11 new guasi trade-industrial units.

- New toilet and kitchen facilities
- LED lighting
- Full height roller shutter doors with independent pedestrian access
- Minimum clear internal eaves height of 3.5m
- 3 phase power
- Ample car parking

The estate as a whole benefits from electric security gates and signage fronting Crown Road.

## **GREEN CREDENTIALS**

The development employs environmentally friendly technologies to reduce the costs of occupation and will

The green initiatives include:

- Photovoltaic panels
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural light
- High performance insulated cladding and roof materials
- Secure cycle parking



## ACCOMMODATION

Floor areas are as follows:

#### OTAGO TRADE PARK 23 CROWN ROAD ENFIELD EN1 1GR

UNIT	FLOOR AREA		QUOTING RENTAL
1*	2,111 sq ft	196 sq m	LET
2	2,187 sq ft	203 sq m	£52,495 pax
3	2,785 sq ft	259 sq m	£64,050 pax
4	2,918 sq ft	271 sq m	LET
5	3,042 sq ft	282 sq m	LET
6	3,222 sq ft	299 sq m	£72,500 pax

7	3,344 sq ft	311 sq m	£75,250 pax
8	2,447 sq ft	227 sq m	LET
9	5,402 sq ft	502 sq m	£108,050 pax
10	3,792 sq ft	352 sq m	LET
11	3,812 sq ft	354 sq m	LET

\*Includes side yard.

# **OTAGO** TRADE PARK

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## SERVICE CHARGE

An estate service charge is levied for the maintenance and upkeep of the common parts, apportioned on a floor area basis. Further information is available on request.

#### **LEGAL COSTS**

Each party is to bear their own legal costs incurred during the transaction.

#### EPC

To be assessed on completion of works.

## TERMS

The units are available on a new lease for a term to be agreed.

### **BUSINESS RATES**

The available units are to be assessed for business rates on completion of works.

#### VAT

The property is VAT registered. All prices stated are exclusive of VAT.



## FURTHER INFORMATION

For further information or to arrange a viewing, please contact:



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