



Ripmax Corner – 2 Commercial Units To Pre-Let
241 Green Street, Enfield EN3 7SJ

Harston&Co

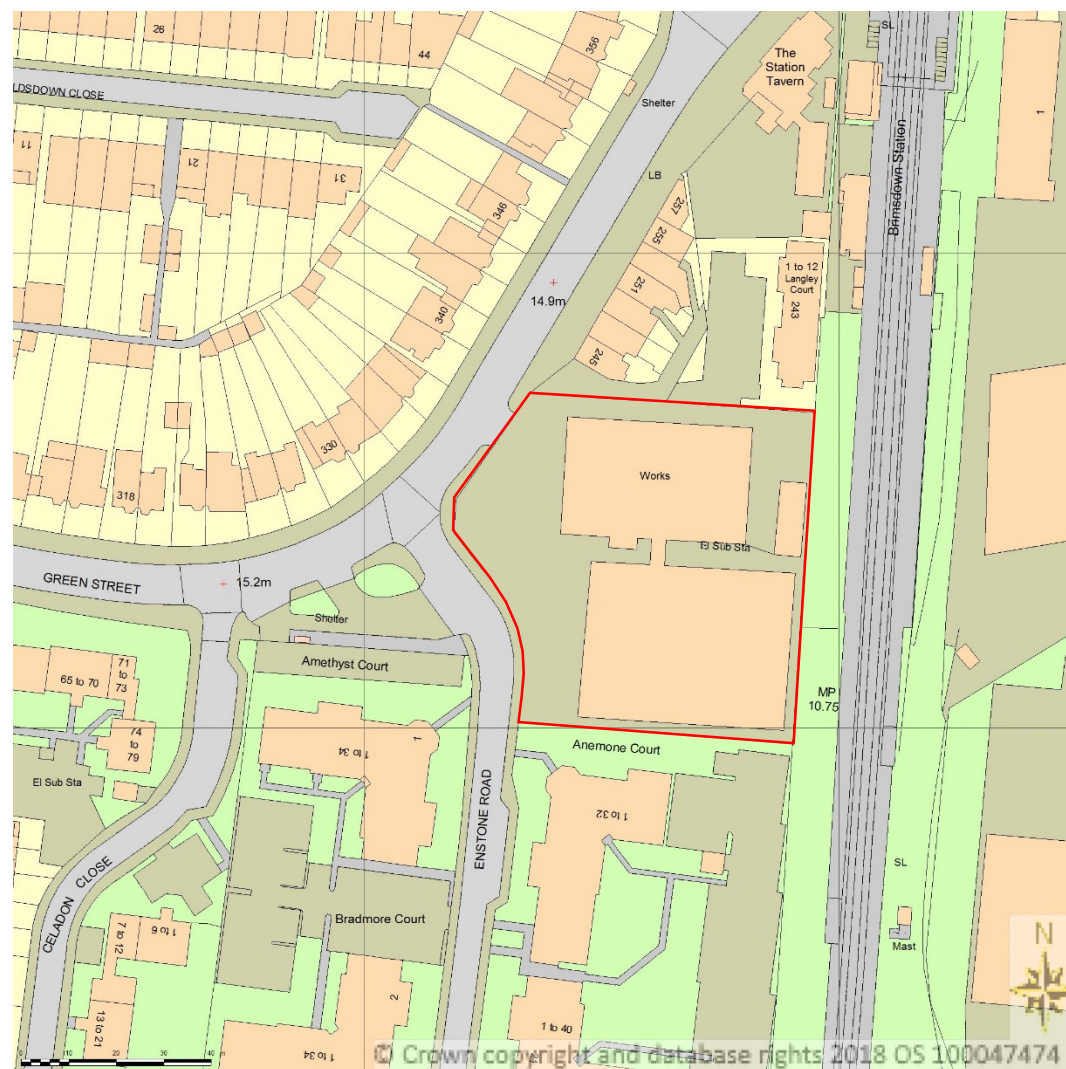
ENTER

LOCATION

The site is located on the corner of Green Street and Enstone Road in Enfield, north London, bordering the boroughs of Barnet, Haringey and Waltham Forest. Brimsdown station is within 150 metres with Greater Anglia trains running to London Liverpool Street (journey times of approximately 25 minutes). The area is served by main roads the A10 and the A406 North Circular. Numerous bus routes run via Green Street. The site is situated in a densely populated residential catchment. On the other side of the railway line, within 200 metres of Ripmax corner, lies a vast industrial area, accommodating the distribution centres, retail and office units of Amazon, TNT/Fed EX, Warburtons, Toolstation, Matalan, Makro Enfield, Honeywell, Johnson Matthey and many other national and global companies.

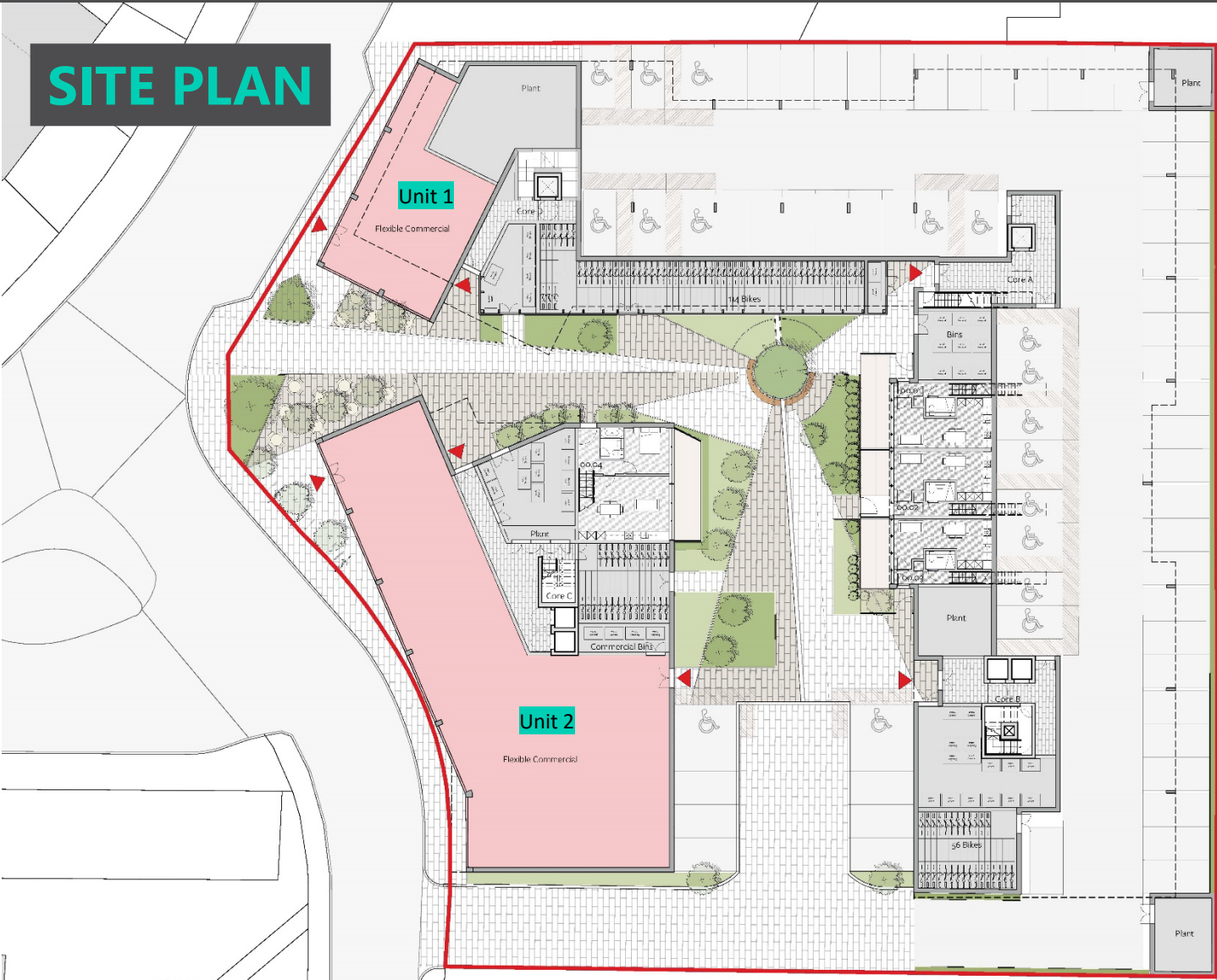
DESCRIPTION

An application has been submitted to Enfield planning department to redevelop the site indicated into a mixed use 175 residential and 2 commercial unit scheme. This includes the creation of 5,985 square feet (556 square metres) of flexible commercial space (use classes A1, A2, A3, B1 and D1). The commercial units will measure 4,682 square feet (435 square metres) and 1,302 square feet (121 square metres) on a gross internal basis. This represents an excellent pre-letting opportunity, with the incoming tenants able to influence the design and planning of the commercial parts to fit their requirements, subject to obtaining the appropriate consents.





Floor plans and areas are for indicative purposes only and should not be relied upon. We make no guarantee or warranty as to the accuracy and the scale of the plans or measurements provided. You are advised to conduct your own independent investigation regarding the existing and proposed layout of the property.



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PREPLANNING

The proposal comprises a mixed use scheme for 175 residential and 2 commercial units in Enfield. Current planning design incorporates 2 commercial units fronting on to Green Street and Enstone Road, measuring approximately 1,302 square feet (121 square metres) and 4,682 square feet (435 square metres) respectively. 10 car parking spaces are currently allocated to the commercial units located next to Unit 2. The development aims to be a new residential and commercial Quarter within this busy interchange of Ponders End and Brimsdown and can be part of the wider ongoing regeneration of this area driven by Enfield council.

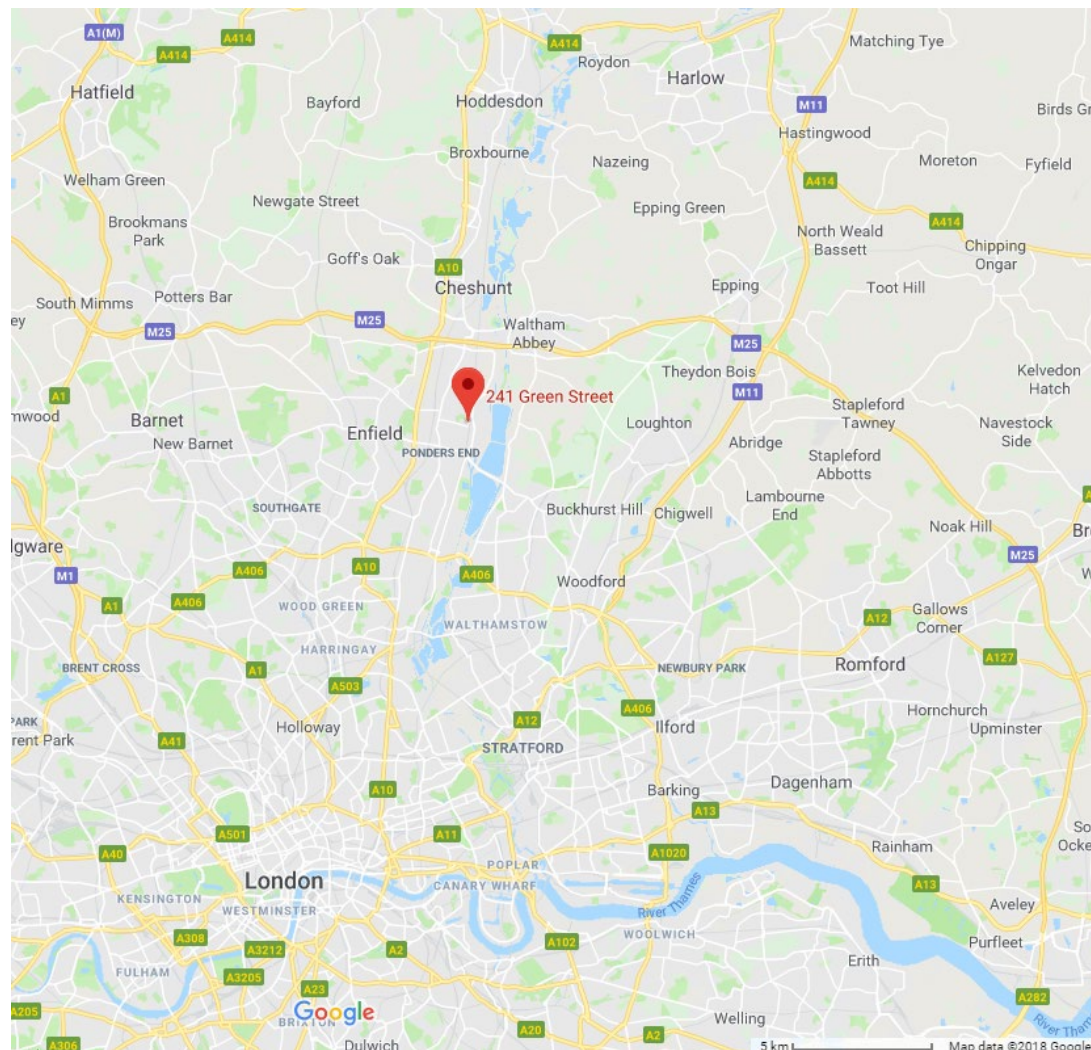
COMMERCIAL AREA SCHEDULE

Unit	1	2	Total
Overall GIA (sq ft)	1,302	4,682	5,985
Overall GIA (sq m)	121	435	556

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SUMMARY

- Pre-let opportunity within a mixed use scheme including 175 new homes submitted to Enfield planning department.
- Creation of 2 ground floor commercial units measuring 1,302 sq ft (121 sq m) and 4,682 sq ft (435 sq m) and 10 car parking spaces.
- Flexible use classes of A1, A2, A3, B1 and D1.
- Potential to be involved throughout the planning and design process of the commercial units.
- Within close proximity of Brimsdown Station with trains running to Liverpool Street station in approximately 25 minutes.
- Located within 200 metres of a main distribution and business centre serving London, Essex and Hertfordshire.



TERMS

Unit prices will be dependent on the final scheme, the incoming tenant's proposed use and determined sizes with a pre-let agreement for a new FRI lease to be made available, subject to design, planning and contract.

VIEWINGS

Site access through sole agent Harston&Co, by appointment only and subject to consent.

DATA ROOM

Preplanning documentation now available on request. Further information will be made available throughout the process.

LEGAL COSTS

To be determined.

CONTACT

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