

# 139

**Theobalds Park Road**  
Enfield • EN2 9BB

**FOR SALE**

Well established retail warehouse facility

**1,263.06 sq m (13,596 sq ft)**  
on 0.406 ha (1.00 acres)

Site benefits from a very low site coverage

Situated with an area earmarked for ultimately  
up to 3,350 new homes at Crews Hill,  
over the Local Plan period

Suitable for alternative uses,  
subject to planning

Potential Development Opportunity

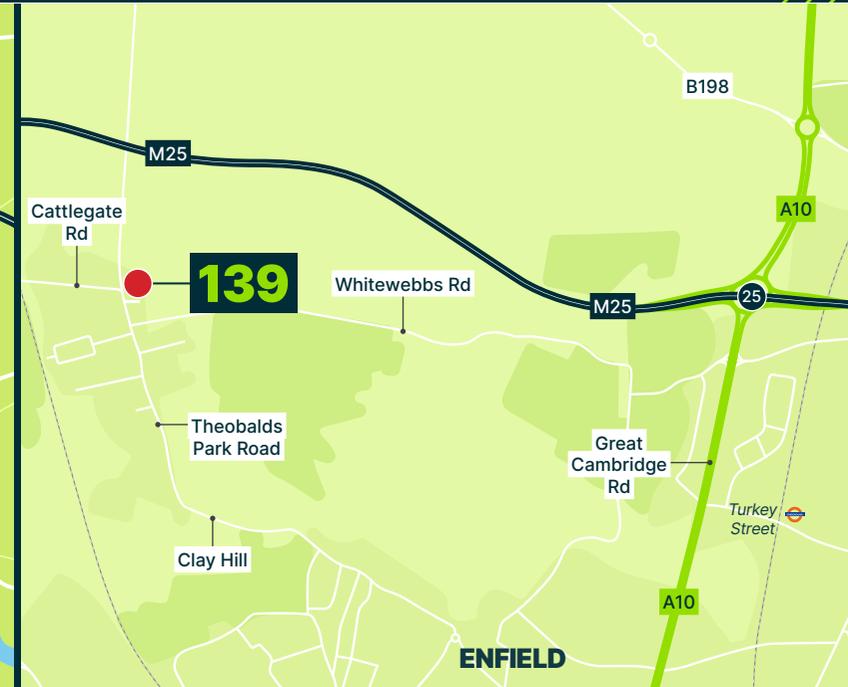


## Location:

The property is situated in the Crews Hill area of Enfield and fronts Theobalds Park Road, a short distance north of the junction with Whitewebbs Road which leads 2 miles east to the A10, a short distance south of the M25 (J25).

The surrounding area comprises a mix of commercial uses with a large concentration of garden centres and nurseries together with Crews Hill Station and Crews Hill Golf Club. Whitewebbs Country Park is a short distance east with a pubic house opposite and smaller industrial units to the south and rear.

The Crews Hill area of Enfield has been earmarked for substantial development of up to 3,000 homes in the local plan period. We refer to our comments overleaf under "Planning" in that respect.



## Description:

The property comprises a series of interconnecting buildings dating from the 1960's/70's and of steel / wooden frame construction with profiled steel sheet and timber clad elevations throughout with a shallow pitch central roof on the larger, rear section and mono pitch timber reinforced roof to the front projecting unit.

Internally, the sales area dominates the built accommodation and has an unpainted, sectional concrete floor with lighting by florescent strip lights and occasional translucent ceiling panels with heating by warm air heaters suspended from the roof.

At the rear are a series of offices which are currently used for general storage and staff welfare accommodation including toilets and a small kitchen sit at the side.

The site benefits from a substantial yard area laid to sectional concrete and a substation sits adjoining the access from Theobalds Park Road.



 [Click Here for Google Maps](#)
 [What3Words sands.pops.crops](#)



## Accommodation:

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Front Unit	520.38	5,602
Rear Unit	742.68	7,994
<b>Total</b>	<b>1,263.06</b>	<b>13,596</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.406</b>	<b>1.00</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

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## Further Information:

### TERMS & TENURE:

Freehold.

### RATING:

We are advised that the Rateable Value for the property is £80,500 and the UBR for 2024/25 is 54.6p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### ENERGY PERFORMANCE:

Energy Performance Asset Rating - TBC

### PLANNING:

Enfield Council are in the process of finalising their new Local Plan which has been approved by local councillors and was submitted to the Secretary of State for examination on 6th August 2024. This document will cover development in the district between 2019 and 2024.

The Plan provides for approximately 34,700 homes in the district over the Local Plan period of which 3,350 will be at Crews Hill.

The subject site sits within the area allocated under policy SA11.5, an area extending to 42.06 hectares provisionally allocated for 550 new homes with 370 in the plan period together with educational facilities and other community areas.

Interested Parties are advised to make their own enquiries to understand the potential for significant enhancement in value over the medium term but a briefing note on the planning status is available on request.

### VAT:

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### IDENTITY CHECKS/ ANTI-MONEY LAUNDERING:

Freehold sales only.

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Viewing:

Strictly by appointment with the joint agents, Rapleys and Glenny.

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