

COMMERCIAL PROPERTY BULLETIN

SUMMER 2021

Covering North London, East London, London Docklands,
Essex, Hertfordshire and the M11 Corridor



HERTFORDSHIRE

LONDON

ESSEX

LOCAL KNOWLEDGE. REGIONAL COVERAGE

OFFICES

Docklands | Enfield | Harlow

THE TEAM

Our team has become a leading regional property specialist, providing commercial property surveying services to landlords and occupiers throughout Greater London and the Home Counties.

sbh Page & Read employs qualified and experienced staff with a successful track record within their respective markets.



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Welcome to our Bulletin which we produce twice a year and lists a selection of commercial and industrial properties we are currently marketing from our network of offices. If you need further information on the properties listed overleaf, please give us a call or drop us an email. To carry out a search of all our available properties, please visit our website at **sbhpageread.co.uk**.

We are Commercial and Industrial Property Agents and Chartered Surveyors with strategically located offices covering North and East London including City Fringes, London Docklands, Essex and the M11 Corridor, including the regeneration areas of the Lea Valley and the Thames Gateway.

Our approach is based on providing you with the highest levels of service and advice, combined with a deep knowledge and understanding of the markets in which we operate.

OFFICES

- 4 DOCKLANDS & EAST LONDON
- 5 NORTH LONDON & HERTFORDSHIRE

INDUSTRIAL

- 6 DOCKLANDS & EAST LONDON
- 13 NORTH LONDON & HERTFORDSHIRE

LEASE RENEWALS & RENT REVIEWS

OUR SERVICES

CLIENT LIST

CLIENT TESTIMONIALS

CONTACT US

OUR SERVICES



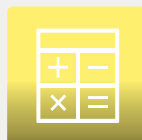
LETTINGS, SALES AND
ACQUISITIONS

COMMERCIAL
PROPERTY AGENCY



INVESTMENT
AND DEVELOPMENT

DEVELOPMENT
CONSULTANCY

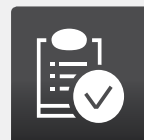


RENT REVIEWS AND
LEASE RENEWALS

BUSINESS RATES
ADVICE



VALUATIONS
BUILDING
SURVEYS



PROPERTY
MANAGEMENT

OFFICES

DOCKLANDS & EAST LONDON



TO LET **8,280 sq ft**

BRENTWOOD CM13
Jupiter House, Warley Hill Business Park, The Drive

- Modern 2nd floor air conditioned offices
- Passenger lift
- Redecorated open plan floor
- Kitchen facility/WCs
- DDA Compliant
- 27 parking spaces

nick@sbhpageread.co.uk
020 7474 9898



FOR SALE/TO LET **1,000 sq ft**

LONDON E14
Suite 34, Beaufort Court

- Air cooling
- Suspended ceilings/recessed lighting
- Raised floors
- Fitted carpets
- Male/Female WCs & shower
- Fitted kitchen
- 1 car parking space

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020 7474 9898

OFFICES

NORTH LONDON & HERTFORDSHIRE



TO LET **5,230 - 12,088 sq ft**

SOUTHGATE N14
The Grange, 100 High Street

- Fully Refurbished offices
- Impressive manned ground floor reception
- 3rd Floor Rear Offices – 5,240 sq ft
- 4th Floor Front Offices – 6,858 sq ft
- VRP heating/cooling system
- Perimeter trunking
- 3 x 4 person lifts
- 1 x goods lift
- Shower
- 16 dedicated car parking spaces

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FOR SALE **1,068 sq ft**

LONDON E14
Suite 6, Pepper Street

- Air conditioning
- Central heating
- Security alarm
- 8 person passenger lift
- Video entry system
- 2 balconies overlooking Canary Wharf & Millwall Dock
- Fitted kitchen
- WCs/shower

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TO LET **755 sq ft**

LONDON E14
Suite 2, Beatty House

- Open plan layout
- Excellent natural light
- Fully fitted carpets
- Fitted kitchen
- WC with shower
- Central heating
- Double glazing
- Video entry phone
- Private patio area

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TO LET **2,162 sq ft**

ENFIELD EN1
2nd Floor, Nikon House, 45 Silver Street

- Passenger lift
- Fluorescent lighting
- Air conditioning
- 4 parking spaces
- Perimeter trunking
- Shared kitchen
- Communal WCs

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TO LET **6,903 sq ft**

HERTFORDSHIRE EN10
Turnford Place, Cheshunt

- Air conditioning
- Raised floors
- Car parking for 40 cars
- Suspended ceilings with recessed lighting
- Double glazing with tinting

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TO LET **1,000 sq ft**

LONDON E14
19 Pepper Street

- Fully refurbished
- New carpets
- Central heating
- Balcony with south facing views over the Dock
- 8-person passenger lift
- Video entry system
- Fitted Kitchen
- WC & shower

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TO LET **2,000 sq ft**

LONDON E14
Moorfoot House, Meridian Gate, 221 Marsh Wall

- Air conditioning
- Entryphone system
- Excellent natural light
- Suspended ceiling with recessed lighting
- Full access raised floors
- Fully fitted Kitchen
- Fitted carpets

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TO LET **3,920 sq ft**

ENFIELD EN3
Unit 16, Watermill Business Centre Edison Road, Brimsdown

- 2 storey business unit
- First Floor offices
- Ground Floor storage/production
- Dedicated parking
- Loading door
- Minimum height 3.25m

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TO LET **2,044 sq ft**

ISLINGTON N7
Unit 7, Thane Works

- Generous Natural Light
- Female & Male WC's on each floor
- Mezzanine Storage
- Wooden Floors
- Sinks
- Storage for Leisure Machinery
- Underfloor Heating
- Parking
- Secure Roller Shutter

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TO LET 10,201 sq ft

BARKING IG11
Unit 3, Valor Park, East Circular,
Gascoigne Road

- Electric roller shutter door ■ Secure fenced and gated unit ■ 17 car parking spaces (plus 1 disabled space)
- 6.8m eaves height ■ 18.5m yard depth

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TO LET 48,130 sq ft

BARKING IG11
Unit 6, Valor Park, East Circular,
Gascoigne Road

- 3 Roller shutter doors ■ Secure unit
- 4 electric parking spaces
- 52 car parking spaces
- 7.83 eaves height ■ 45m yard depth

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TO LET 6,476 sq ft

BARKING IG11
Unit 2, Alfreds Way Industrial Estate

- Fully refurbished ■ Minimum eaves height 6m ■ First floor offices ■ Excellent loading & access ■ Trade counter potential
- Staff welfare facilities ■ High level halogen lighting

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TO LET 15,100 sq ft

RAINHAM RM13
Unit 6, Mudlands Estate, Manor Way

- Portal frame construction ■ 6.5m eaves height ■ Full height roller shutter door
- Secure, fenced & gated yard ■ 3 Phase power ■ Ground & First offices (to be refurbished) ■ Separate personnel door

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NEW DEVELOPMENT SCHEME

Valour Park, East Circular, Gascoigne Road,
BARKING IG11

Sizes from **10,821 sq ft** to **47,611 sq ft**.

Available from **Q4 2021**.

High Specification units with **excellent**
internal eaves height, **fully fitted** offices.

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TO LET 10,500 sq ft

RAINHAM RM13
Unit 7, Mudlands Estate, Manor Way

- Single storey warehouse/industrial unit
- Secure concrete forecourt/yard of 13,244 sq ft ■ 2nd floor offices

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020 7474 9898



TO LET 15,688 sq ft

RAINHAM RM13
Unit 3, Mudlands Estate, Manor Way

- Portal frame construction
- 6.5m eaves height ■ Full height roller shutter door ■ Secure, fenced & gated yard
- 3 Phase power (400 amps) ■ Ground & First offices ■ Separate personnel door

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TO LET 16,140 sq ft + Yard

BARKING IG11
Unit 9, Maybells Commercial Estate,
Ripple Road (A13)

- Steel Portal frame construction
- 5.5m internal eaves height ■ First floor offices ■ Full height roller shutter door
- Yard at the front approx. 25,000 sq ft

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TO LET 20,120 sq ft + Yard

RAINHAM RM13
Unit 4, Mudlands Estate, Manor Way

- Two loading doors ■ Fenced and gated yard ■ 4m eaves. 6.2m to apex ■ 3 phase power ■ Offices and amenities ■ Lighting to warehouse and offices

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TO LET 5,962 sq ft

BECKTON E6
Unit 84, Roding Road,
London Industrial Park

- Fully refurbished ■ 24 hour on-site security ■ Full height loading door
- 5.5m eaves height ■ 8 allocated parking spaces ■ Good access and loading

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TO LET 17,528 sq ft

BECKTON E6
Unit 1A, Whittings Way,
London Industrial Park

- Brick and profile steel elevations
- LED lighting in warehouse ■ Excellent internal eaves height of 8.8m ■ Fenced yard providing loading and parking

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TO LET 6,337 - 15,000 sq ft

ENFIELD EN3
Lockfield Avenue

- New development ■ Fitted offices
- 8m eaves height ■ Forecourt parking/loading
- Secure gated scheme

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020 8342 2700



TO LET 27,866 sq ft

BECKTON E6
Alpine Point, 64-66 Alpine Way

- Steel portal frame ■ 8.1m min eaves height ■ 10.1m to ridge ■ 3 phase power supply
- 2 Full height electric loading doors ■ Separate personnel entrance

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TO LET 3,298 sq ft

RAINHAM RM13
Unit 6, Swift Business Park, Creek Way

- 8m eaves height ■ Electric sectional shutter loading door ■ Fully fitted first floor offices with air conditioning
- 3 phase power ■ Easy access and parking ■ Secure gated estate with on-site CCTV

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020 7474 9898



TO LET 4,250 sq ft

ENFIELD EN3
Unit 15, Watermill Business Centre
Edison Road, Brimsdown

- 2 storey business unit ■ Fitted 1st floor offices
- 3 phase electricity & gas ■ Up and over loading door ■ Dedicated parking spaces

ben@sbhpageread.co.uk
020 7474 9898



TO LET 3,920 sq ft

ENFIELD EN3
Unit 16, Watermill Business Centre
Edison Road, Brimsdown

- 2 storey business unit ■ First Floor offices
- Ground Floor storage/production ■ Dedicated parking ■ Loading door
- Minimum height 3.25m

ben@sbhpageread.co.uk
020 7474 9898



TO LET 7,082 sq ft

BARKING IG11
Atlantic Wharf, Hertford Road

- Steel frame ■ 3 loading doors
- 4m clear internal height ■ Secure fenced and gated yard ■ High level lighting
- 3 Phase power ■ Good quality offices

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TO LET 24,596 sq ft

LEYTON E10
Valor Park, Leyton 24, Staffa Road

- Available Autumn 2021
- Fully Refurbished ■ 6m eaves height
- 2 level access loading doors
- Two storey office accommodation
- 10 car parking spaces, 3 motorbike spaces

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TO LET 1,835 sq ft

ENFIELD EN3
Unit 13, Watermill Business Centre
Edison Road, Brimsdown

- Industrial unit with 1st floor offices
- High bay lighting ■ 2 parking spaces
- 3 phase electricity & gas
- Up & over loading door

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MORE WANTED

Industrial Accommodation,
Leasehold or Freehold



For more information email
cliff@sbhpageread.co.uk
or contact **020 8342 2700**



TO LET 100,567 sq ft on 4.32 Acres

ENFIELD EN3
Envoy, 1371 Mollison Avenue

WAREHOUSE:

- Clear internal height of 5.92m and eaves of 6.7m
- Gas and three phase power
- Platform loading to the gable end (x6 doors)
- 32 Car parking spaces

OFFICES:

- Suspended ceilings with fluorescent strip lighting
- Gas fired heating
- Double glazed windows
- Open plan accommodation
- Staff welfare provisions at ground & 1st floor

cliff@sbhpageread.co.uk
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TO LET 4,101 - 8,859 sq ft

LONDON N18
Workstown, Montagu Road

- 9 industrial units
- Available Q4 2021
- 8m eaves height
- Floor loading 37.5KN/m2
- 3 phase power
- Electric vehicle charging points
- Electric loading doors
- Fitted first floor offices
- Dedicated parking

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TO LET 37,232 sq ft

TOTTENHAM N17
Unit 3, White Hart Works

WAREHOUSE:

- Fully refurbished
- 7.0m clear and 8.0m eaves height
- 4 level access loading doors
- Floor loading - 37.5kN/sqm
- Secure fenced forecourt

OFFICES:

- Ground floor staff welfare
- First floor offices
- Excellent environmental credentials
- To be refurbished
- Minutes from A406 North Circular Road
- BREEAM rating "Very Good"

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TO LET 3,548 sq ft

HORNSEY N8
Unit 20, Cranford Way Industrial Estate

- Modern business unit
- Half office space with kitchen and WCs
- Adjoining gym

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TO LET 6,070 sq ft

TOTTENHAM N17
Unit A4, 125 Brantwood Road

- Warehouse/Industrial Unit
- 5.74m eaves height
- 3 phase electricity
- Roller shutter loading door
- Office/amenity space
- Forecourt loading/parking

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TO LET 31,633 sq ft

TOTTENHAM N17
Unit 2 White Hart Works

WAREHOUSE:

- Brand new detached unit
- 7m clear internal height
- Floor loading 37.5kN/m2
- 4.8m high level loading doors
- Secure concrete service yards

OFFICES:

- High quality finishes
- Feature main reception with tiled finishes
- Suspended ceilings
- Kitchenettes
- Led lighting
- Excellent Environmental Credentials

cliff@sbhpageread.co.uk
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TO LET 27,317 sq ft

LONDON N18
Edmonton Industrial Park

- Only 1 Unit remaining
- Urban logistics & trade counter unit
- Fully refurbished
- Level access loading
- 5.4m eaves height
- Secure yard
- Dedicated car parking

cliff@sbhpageread.co.uk
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MORE WANTED

Industrial Accommodation,
Leasehold or Freehold



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TO LET

6,770 sq ft

WOOD GREEN N22
Elco House, 22-24 Homecroft Road

- Single storey warehouse/workshop unit
 - Loading and car parking
 - 3m clear internal height
 - Roller shutter loading
- Separate personnel door
 - Excellent natural light
 - WCs

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TO LET

6,600 sq ft

LONDON N22
Unit 3, Bittern Place

- Refurbished
 - Clear span space
 - Roller shutter loading door
 - 3 Phase electricity and gas
 - 5.8m clear internal height
 - 7 parking spaces
- Male & Female WCs

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020 8342 2700



TO LET

3,355 sq ft

ENFIELD EN3
Unit 8, Watermill Business Centre
Edison Road, Brimsdown

- Up and Over loading door
 - 3 phase electricity
 - Eaves height 5.6m
 - Private parking spaces
- Gas connection
 - WC facilities

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FOR SALE

5,080 sq ft

ENFIELD EN3
Units 13 C & D, Queensway

- 3.3m eaves
 - 3m shutter height
 - Generous 1st floor sunlight
 - Air conditioning
 - WCs and Kitchen
 - 4 Allocated private parking spaces
- Gas heaters
 - Manual roller shutter
 - Storage space

ben@sbhpageread.co.uk
020 8342 2700



TO LET

32,791 sq ft

ENFIELD EN1
Unit 2, Chalkmill Drive

- Modern High Quality Warehouse
 - 3 loading doors
 - 10m clear internal height
 - Separate 33 parking spaces
 - Vehicle electric charging points
- Secure service yard

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020 8342 2700



TO LET

5,853 sq ft

LONDON N22
Unit 4, Bittern Place

- Refurbished
 - Clear span space
 - Roller shutter loading door
 - 3 Phase electricity and gas
- Male & Female WCs
 - 5.8m clear internal height
 - 7 parking spaces

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020 8342 2700

MORE WANTED

Industrial Accommodation,
Leasehold or Freehold



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TO LET

11,519 sq ft

LONDON N17
17 Tariff Road, Tottenham

- Recently refurbished walls and painted floor
 - Roller shutter
 - Offices
 - WCs
 - Heating unit
- Gas connection
 - Executive Boardroom
 - 3 parking spaces
 - Mezzanine storage area

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BARKING IG11 **Units 2 & 3, Muirhead Quay,** **Fresh Wharf Estate**

- LEASE RENEWAL
- Acting on behalf of Fresh Wharf Estates Limited

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BARKING IG11 **Unit 12, The io Centre,** **River Road**

- RENT REVIEW
- Acting on behalf of undisclosed client

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020 7474 9898



HERTFORDSHIRE WD6 **4 Elstree Gate,** **Borehamwood**

- RENT REVIEW – 19,600 sq ft offices
- Acting on behalf of Durkan Ltd

cliff@sbhpageread.co.uk
020 8342 2700



LONDON N9 **5 Picketts Lock Lane,** **Edmonton**

- RENT REVIEW – 187,000 sq ft warehouse unit
- Acting on behalf of CCLA Investments

cliff@sbhpageread.co.uk
020 8342 2700



LEYTON E10 **Unit 11,** **East 10 Enterprise Park**

- RENT REVIEW – 17,479 sq ft industrial unit
- Acting on behalf of undisclosed client

nick@sbhpageread.co.uk
020 7474 9898



ENFIELD EN2 **5 Crossfield Chambers,** **Gladbeck Way**

- RENT REVIEW – 7,512 sq ft office
- Acting on behalf of H&I Investments Ltd

cliff@sbhpageread.co.uk
020 8342 2700

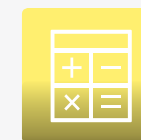


INVESTMENT AND DEVELOPMENT

sbh Page & Read provide unrivalled geographical expertise in advising property developers and investors.

Only by being 'in the market' can you truly understand what's happening to supply and demand; key factors in the proper assessment of rent and yield for development and investment opportunities.

Whether buying or selling we provide clear advice taking into account well researched market conditions.



RENT REVIEWS AND LEASE RENEWALS

The sbh Page & Read lease advisory team comes from a background of doing deals in the market. They understand the market trends and have strong negotiating skills.

A sound knowledge of property transactions is essential and our team are at the forefront of what's happening with rent and lease terms.

We have a full understanding of the legal and procedural issues related to lease renewal and rent review and undertake a regular appraisal of the latest law and precedence affecting these matters.



LETTINGS, SALES AND ACQUISITIONS

sbh Page & Read has an outstanding track record in the leasing, sale and acquisition of business space in our region.

Our expertise in the industrial and office markets is highly regarded by property funds, developers, investors, companies (large and small) and private individuals.

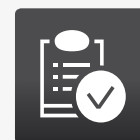
You can have total confidence in our ability and the good news is... we do deals!



VALUATIONS

Nick Haywood and Cliff Bonnett are qualified Chartered Surveyors and Registered RICS Valuers. They provide valuation reports for Company Accounts, Individuals and Private Pension Plans.

As market leaders in their respective geographical areas they have the knowledge and expertise to provide valuations you can rely on.



PROPERTY MANAGEMENT

sbh Page & Read understand the importance of maintaining asset value. Our Property Management team provide advice on the full range of services from rent collection and service charge administration to maintenance and repair works.

We ensure a close liaison with tenants and look to address problems before they arise.

We provide strategic advice to ensure maximum performance and return from your asset.



LEARN MORE ABOUT HOW WE CAN HELP YOU

Our new website contains all the information you need to know about us and how we can help you and your business.

We have also included a range of Case Studies that demonstrate how we deliver results for our clients of all sizes.

A SELECTION OF OUR CLIENTS

Our clients are our focus. We pride ourselves in providing an exceptional level of service that keeps the people and businesses we work with happy.



CLIENT TESTIMONIALS

We value what our clients think and say about us. Here's just a handful of comments that we've received from happy customers.

"My wife and I decided to sell our warehouse and showroom in Potters Bar. We contacted 3 commercial estate agents and decided upon meeting all three agents that we would appoint sbh Page & Read. This was due to our first impression having met Cliff Bonnett and our decision proved to be the correct one as Cliff handled everything in a smooth and professional manner. Within a couple of weeks we had 4 offers all above the asking price which exceeded our expectations and within weeks our property was sold and importantly pain free. We have no hesitation in recommending sbh Page & Read."

DANIEL ROSS – TRUSTEES OF BIBLIOTHEQUE SIP CENTRAL TAX & TRUSTEE PLANNING LLP

"As my principal letting agent the team at sbh Page & Read have been crucial in keeping the void rate to a minimum and increasing the income from my industrial portfolio."

BARUCH ERLICH – PARKDALE INVESTMENTS

"The renewal of the lease on our HQ was important to the business. The technical expertise, in depth market knowledge and strategic approach provided by sbh Page & Read proved crucial to a successful outcome."

GERALD MALTON MD – FAIRVIEW NEW HOMES.

"Identifying a new HQ warehouse and office building was key to the growth of the business. sbh Page & Read identified a suitable property, negotiated favourable terms and their advice throughout the leasing process proved invaluable."

BRIAN YOUNG – TAZAKI FOODS

"The level of service and results delivered by sbh Page & Read over the last 10 years on our portfolio has been excellent."

BRIAN COOK – HASTINGWOOD SECURITIES LTD

"The sale of our building was conducted very efficiently and we were kept informed of progress at every stage."

FRANK SALMON CEO – CMS DISTRIBUTION LTD

Hi Nick, I would like to thank you for all your help in the sale of Eastbury Road, from the first meeting until completion you were always available for advice, honest and straightforward."

MRS JAN BONES

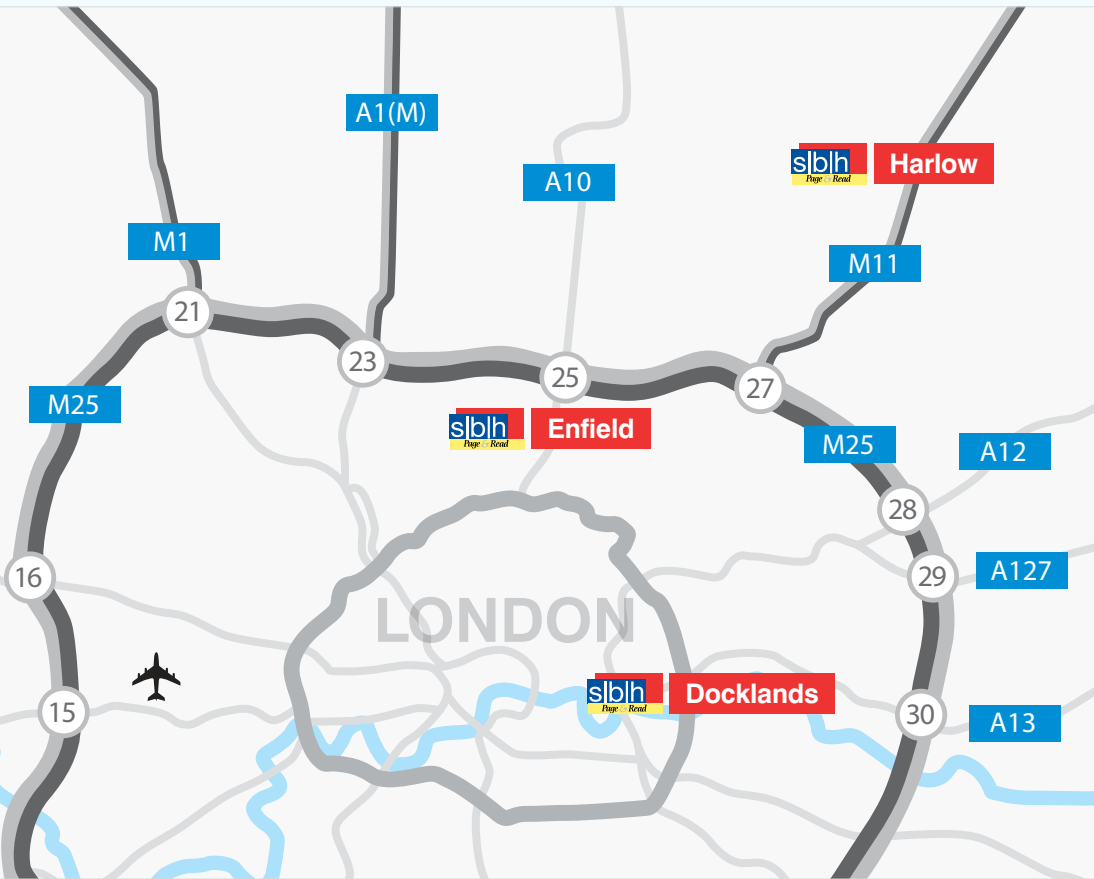
"Cliff's knowledge of the market and experience gave us the confidence to go to Arbitration and achieve a great result for the fund."

GERARD WILLIAMS – CCLA

CONTACT US

Approachable, dependable

We're not just here to sell or find your next property. We build relationships that last and the sbh Page & Read team are available to answer your questions when you need us.



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