

## Alma Road

### Brimsdwn, London, EN3 7BB

Welcome to Alma Road, Brimsdown, London - a fantastic opportunity to own a spacious warehouse in a prime location! This impressive property boasts 2,895 sq ft of space, providing ample room for various business needs.

One of the standout features of this warehouse is the parking availability for 8-10 cars, ensuring convenience for both employees and clients. The property also benefits from 2 loading doors, making it easy to manage incoming and outgoing goods efficiently.

Situated in Brimsdown, London, this warehouse enjoys good transport links, making it easily accessible for employees and customers alike. Whether you're looking to establish a new business or expand an existing one, this property's brand-new lease offers a great opportunity to make your mark.

Don't miss out on this rare chance to secure a warehouse in a sought-after location. With its generous space, parking facilities, and excellent transport connections, this property is a gem waiting to be discovered. Contact us now to make this warehouse your own - it's available now and ready to fulfil your business needs!

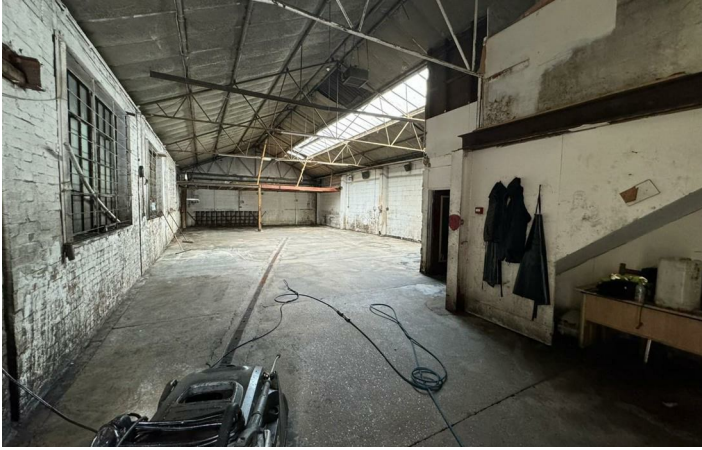
**Asking Price £765,000**

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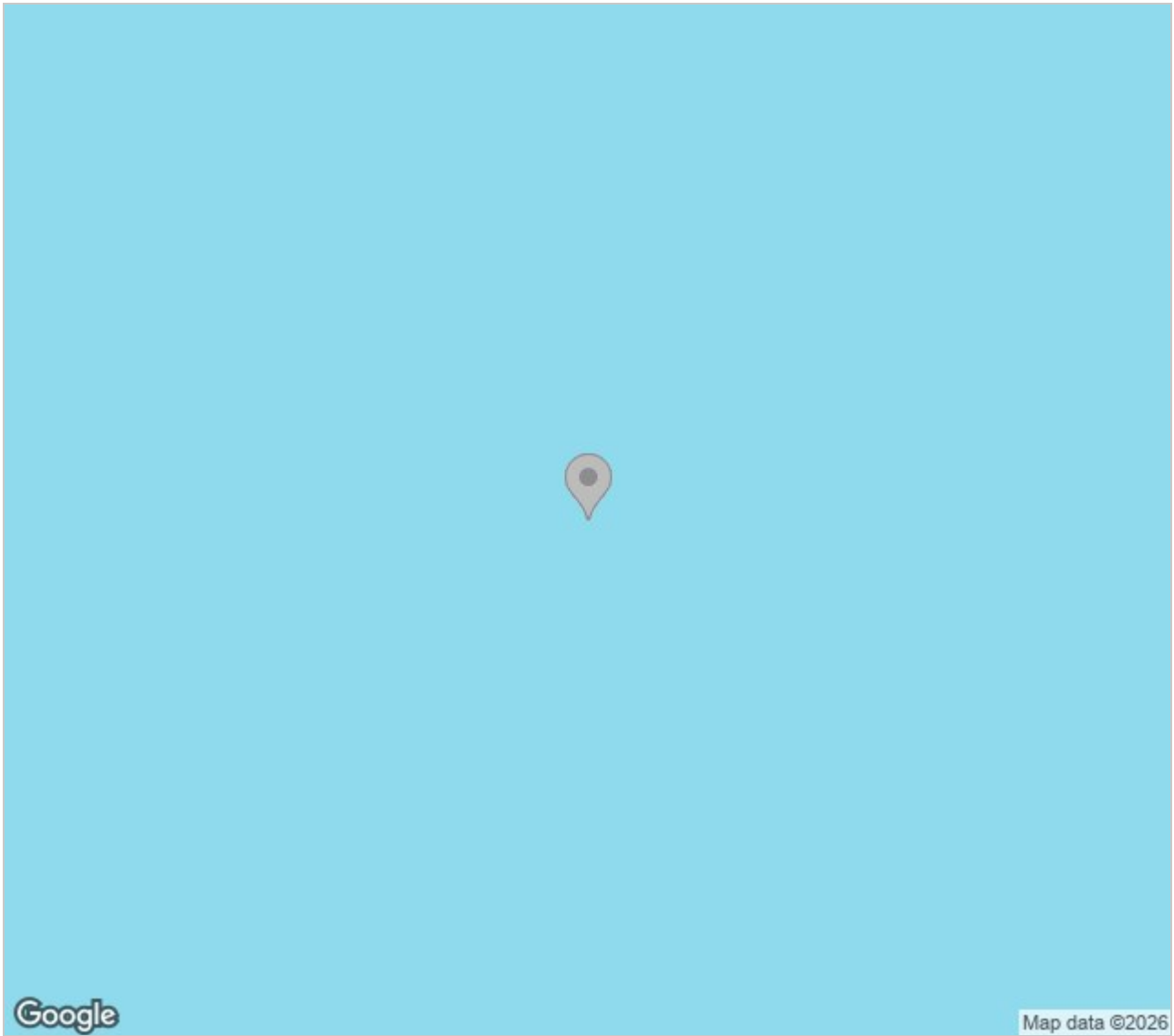
Brimmsdown, London, EN3 7BB



Directions



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		72	
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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