



GILMARTIN LEY

Enfield Warehouse To Let - only £4.50 per sq ft - Excellent Mollison Avenue Location

**Unit A, Mollison Avenue,
Brimsdown,
Enfield, EN3 7SY**



Area

Gross Internal Area: 930 sq.m. (10,010 sq.ft.)

Rent

Only £45,000 per annum (approx. £3,750 monthly) subject to contract



Property Description

Features

- > Steel portal frame warehouse
- > 4.56 metre eaves
- > Electrically operated roller shutter loading door
- > 3 phase electricity supply
- > Toilet facilities
- > 24 hour site access
- > Good loading access
- > 8 car parking spaces
- > Signage to Mollison Avenue
- > Loading door 5.86m wide by 4.25m
- > Yard



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Warehouse	930.00	10010	
Yard	105.88	1139	
8 car spaces			Situated nearby on the estate

Property Location

The subject property is located on the east side of Aden Road just north of its intersection with Duck Lees Lane in the industrial area of Brimsdown to the west of Mollison Avenue and to the east of the main line railway.

The property is located half a mile to the south of Brimsdown Railway Station, which provides services to London Liverpool Street. Aden Road leads on to Mollison Avenue (A1055) providing links with the North Circular Road (A406) to the south and the M25 (J25) via Bullsmoor Lane to the north.

2010 Rateable Value £0.00

Estimated Rates Payable £0 per annum

Service Charge p.a.

Premium

Terms A new full repairing and insuring lease or licence on flexible terms.

Legal Fees: Both parties' legal fees borne by incoming tenant

Local Authority: London Borough of Enfield

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/17990>

Last Updated: 10 Apr 2008

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