



GILMARTIN LEY

Enfield Warehouse To Let (Available End of May 2007)

**Unit 4, 30 Aden Road
Enfield,
Ponders End,
Enfield, EN3 7SY**



Area

Gross Internal Area: 680 sq.m. (7,315 sq.ft.)

Rent

£39,950 per annum (approx.
£3,329 monthly) subject to
contract



Property Description

Features

- > Steel portal frame warehouse
- > 6.55 metre (21'5") eaves
- > Electrically operated roller shutter loading door
- > 3 phase electricity supply
- > Ground and first floor toilet facilities
- > 24 hour site access
- > Good loading access
- > Forecourt car parking 10 spaces
- > First floor offices and kitchen
- > Loading door 3.42m wide by 3.80m
- > Security alarm and telephone system



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Warehouse	422.32	4545	28.71m x 14.71m
Loading Bay	19.83	213	4.31m x 4.60m
Offices / Stores	112.24	1208	
First Floor Offices	125.22	1347	

Property Location

The subject property is located on the west 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 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/18009>

Last Updated: 31 Jul 2007

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