



GILMARTIN LEY

# Workshop to let £300 per week - Mollison Avenue, Enfield EN3

**Unit C1**  
**Duck Lees Lane,**  
**Ponders End,**  
**ENFIELD, EN3 7UX**



## Area

Gross Internal Area: 171 sq.m. (1,840 sq.ft.)

## Rent

£15,600 per annum (approx.  
£1,300 monthly) subject to  
contract



## Property Description

- > Steel portal frame workshop
- > 3.87 metre eaves
- > Roller shutter loading door
- > 3 Phase Supply
- > Toilet facilities
- > 24 Hour Site Access
- > Good loading access
- > Car parking for 4 cars
- > Signage to Mollison Avenue (A1055)
- > Loading door 2.3m wide by 3.0m



GILMARTIN LEY

# Workshop to let £300 per week - Mollison Avenue, Enfield EN3

Accommodation	Area sq.m.	Area sq.ft.	Comments
Workshop	131.00	1410	
Mezzanine Storage	40.00	430	

## 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 on flexible terms up to 5 years.

**Legal Fees:** Each party bears own legal fees

**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/18069>

**Last Updated:** 26 Apr 2008

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated.



GILMARTIN LEY

# Workshop to let £300 per week - Mollison Avenue, Enfield EN3

Unit C1, Mollison Avenue



<http://www.gilmartinley.co.uk/properties/to-rent/light-industrial-b1/ponders-end/enfield/en3/18069>

Our ref: 18069

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX  
[www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

Tel: +44 (0)20 8882 0111  
Fax: +44 (0)20 3137 9053  
Email: [agencyl@gilmartinley.co.uk](mailto:agencyl@gilmartinley.co.uk)  
Twitter: @gilmartinley



GILMARTIN LEY

## Workshop to let £300 per week - Mollison Avenue, Enfield EN3