

### **GILMARTIN LEY**

# 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



Our ref: 18069

Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



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

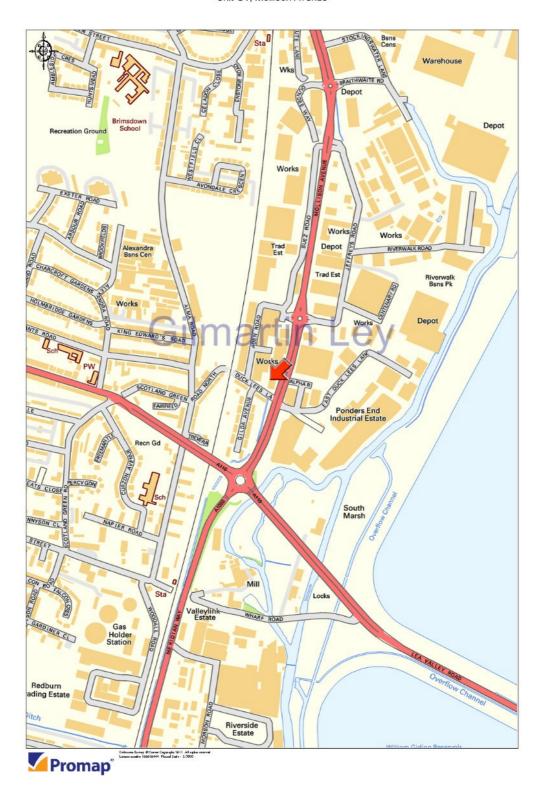
Last Updated: 26 Apr 2008

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Unit C1, Mollison Avenue



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