



Offices To Let - Mollison Avenue, Enfield EN3

GILMARTIN LEY

**Ground Floor Mollison House
Aden Road,
Enfield,
MIDDX, EN3 7SY**



Area

Net Internal Area: 242 sq.m. (2,604 sq.ft.)

Rent

£17,500 per annum (approx.
£1,458 monthly) subject to
contract



Property Description

Ground floor self-contained offices arranged mainly in open plan suitable for pure office occupation and combination of office and storage/distribution operations.

The accommodation is finished to a good standard with suspended ceilings with Category 2 lighting, perimeter trunking with Category 5 cabling, separate male and female toilets, and large kitchen.



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Offices	242.00	2604	Incorporating offices, kitchen and toilet accommodation
7 Car Parking Spaces			

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.

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/18098>

Last Updated: 25 Oct 2008

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Our ref: 18098

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