



Substantial Builders Yard / Open Lane To Let - Enfield EN3

GILMARTIN LEY

**Yard at northern end of
Edison Road,
Brimmsdown,
ENFIELD, EN3 7BU**



Area

Site Area: 2,897 sq.m. (31,185 sq.ft.)

Rent

£85,750 per annum (approx.
£7,146 monthly) subject to
contract



Property Description

A substantial surfaced secure yard extending to approximately 31,185 sq.ft. (0.72 acres). The property would be ideally suited to building contractors or related businesses operating in the construction industry.



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Storage Yard	2897.18	31184	62.60 metres by 46.00 metres

Property Location

The premises are situated at the northern end of Edison Road within a long established industrial area of Brimsdown to the east of Mollison Avenue.

The property is located half a mile to the north-east of Brimsdown Railway Station, which provides services to London Liverpool Street. 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 lease on flexible terms to be agreed (to exclude Sections 24-28 of the Landlord & Tenant Act 1954).

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/18140>

Last Updated: 17 Oct 2008

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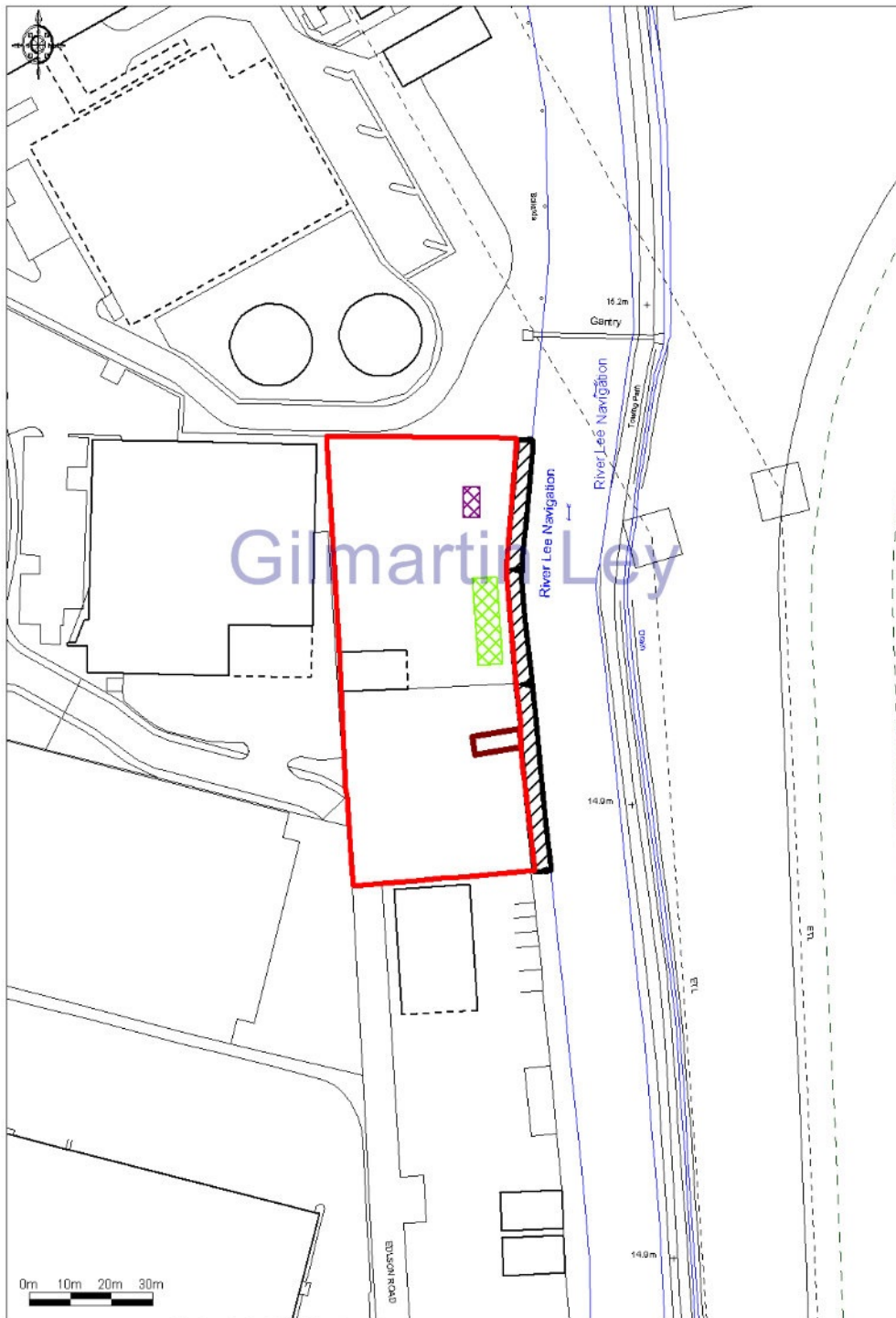
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SCALE 1:1250

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Our ref: 18140

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

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