



# Refurbished Warehouse / Workshop To Let - Enfield EN3

GILMARTIN LEY

**Unit C2**  
**12 Duck Lees Lane,**  
**Enfield,**  
**MIDDLESEX, EN3 7UH**



#### Area

Gross Internal Area: 414 sq.m. (4,456 sq.ft.)

#### Rent

£26,750 per annum (approx.)  
£2,229 monthly) subject to  
contract



#### Property Description

- > Steel portal frame warehouse
- > 4.00 metre eaves
- > Roller shutter loading doors
- > 3 Phase Supply
- > Male & female toilet facilities
- > 24 Hour Site Access
- > Good loading access
- > Car parking
- > Signage to Mollison Avenue (A1055)
- > Centrally heated reception and offices



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Warehouse / Production Area	290.88	3131	
Ancillary Storage / Offices	123.48	1329	

## 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/18482>

**Last Updated:** 31 Jul 2008

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