



GILMARTIN LEY

Self-contained Office Building To Rent - Mollison Avenue, Enfield EN3

Only £6 Per Sq Ft

Unit C
Mollison Avenue,
Enfield,
MIDDLESEX, EN3 7UH



Area

Gross Internal Area: 132 sq.m. (1,420 sq.ft.)

Rent

£8,500 per annum (approx. £708
monthly) subject to contract



Property Description

- > Purpose-built self-contained office building
- > Accommodation on ground and first floors
- > Male & female toilet facilities
- > Gas central heating
- > 24 Hour Site Access
- > Car parking for 6 cars
- > Signage to Mollison Avenue (A1055)
- > Excellent access to communications



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| Accommodation | Area sq.m. | Area sq.ft. | Comments |
|----------------------|------------|-------------|----------|
| Ground Floor Offices | 66.00 | 710 | |
| First Floor Offices | 66.00 | 710 | |
| 6 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 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/18483>

Last Updated: 24 Jun 2008

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