

**Unit C1,
Duck Lees Lane,**

ENFIELD EN3 7UX



Online details
20217

Area
Gross Internal Area: 131 sq.m. (1,410 sq.ft.)

Rent
£13,000 per annum (approx. £1,083
monthly) subject to contract

Property Description

A steel portal frame warehouse arranged in clear space with excellent loading access ideally suited for new start up businesses.

- *Steel portal frame warehouse
- *3.87 metre eaves
- *Roller shutter loading door
- *3 Phase Supply
- *Toilet facilities
- *24 hour site Access
- *Excellent loading access
- *Car parking for approximately 4 cars
- *Signage to Mollison Avenue (A1055)
- *Loading door 2.3m wide by 3.0m



Our ref: 20217



Warehouse/Workshop

Ideal for small or start up businesses

Accommodation	Area sq.m.	Area sq.ft.	Status
Forecourt parking/loading			
4 additional 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 £9300.00

Estimated Rates Payable £3684 per annum

Service Charge p.a.

Premium £0

Terms A new full repairing and insuring lease for a term to be agreed to exclude Sections 24-28 of the Landlord and 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

Last Updated: 08 May 2012

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Dedicated property search



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