



GILMARTIN LEY

Vacant Freehold Industrial Unit For Sale - Brimsdown EN3

**42 Aden Road,
Brimsdown,
ENFIELD, EN3 7SY**



Area

Gross Internal Area: 807 sq.m. (8,686 sq.ft.)

Price

Guide Price £975,000 subject to contract



Property Description

The property comprises a mid-terrace brick built industrial building with forecourt parking, which has historically been operating as a printing works.

The ground floor comprises predominantly open plan warehousing / workshop space. Loading access is via a single electronically operated loading door in the front elevation.

The floor to ceiling height at ground floor is approximately 3.0 metres but the unit has an eaves height of 4.9 metres.

The first floor and mezzanine level comprises a combination of good quality office accommodation, production space and ancillary storage.

Both floors benefit from air conditioning and each floor has its own WC and kitchenette facilities.

Externally, the unit has forecourt parking for up to circa 8 vehicles,

- > Rarely available freehold warehouse with vacant possession
- > Gross Internal Area: 806.98 sq.m (8,686 sq.ft)
- > Situated in the heart of Brimsdown, North London's prime industrial / business location
- > Forecourt parking for up to 8 vehicles
- > Excellent communications via road and rail
- > Less than 0.5 miles from both Brimsdown and Ponders End Rail Stations
- > Approximately 2.5 miles from both the North Circular Road (A406) and the M25



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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	453.61	4,882	
First floor / Mezzanine	353.37	3,803	

Property Location

The property is located on the west side of Aden Road, just north of its intersection with Duck Lees Lane in the established industrial area of Brimmsdown in Enfield.

The property is exceptionally well located for both main road networks and public transport:

It is only 0.66 km (0.4 miles) north of Ponders End Railway Station and 0.85 km (0.5 miles) south of Brimmsdown Railway Station, which provide frequent direct services to Tottenham Hale (Victoria Line), with a journey time of circa 8 minutes and London Liverpool Street Station with a journey time of circa 22 minutes. Northbound services connect to Cheshunt and Hertford East.

Being located just off Mollison Avenue, which is a main arterial road that connects to the North Circular Road (A406) circa 4.2 km (2.6 miles) to the south and Junction 25 of the M25, circa 4.0 km (2.5 miles) to the north, this property is well located for businesses serving North London and the wider Greater London area.

2017 Rateable Value £26500.00

Estimated Rates Payable £12720 per annum

Service Charge p.a. n/a

Terms Freehold for sale with vacant possession.

The property is not elected for VAT

Legal Fees: Each party is to bear its own legal fees

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/26640>
Drainage and Water Search
Offer Requirements Document
Environmental Search
Asbestos Report
Energy Performance Certificate

Last Updated: 20 Sep 2019

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Unit 2, 42 Aden Road, EN3 7SY



OS Streetview
Thursday, July 4, 2019, ID: CM-00811865
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Our ref: 26640

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

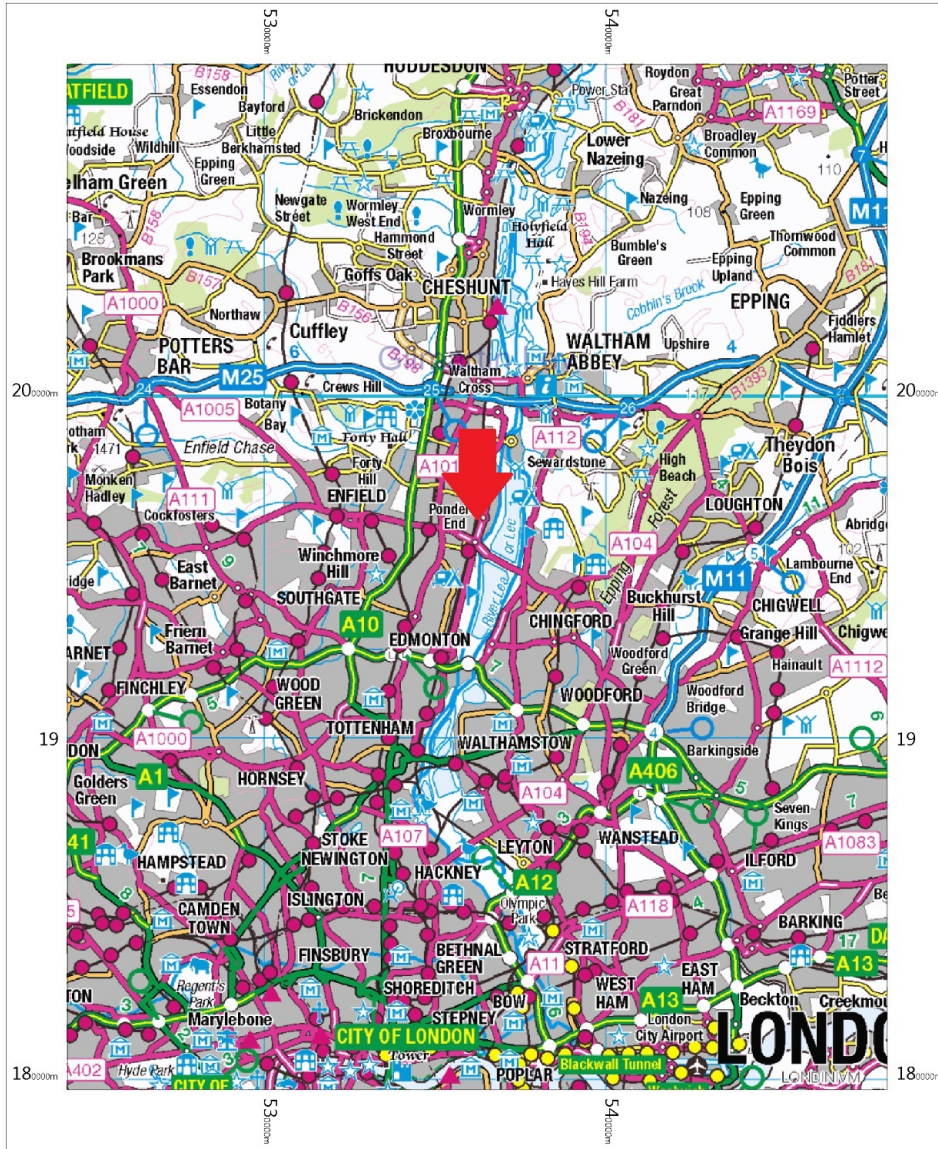
Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



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Unit 2, 42 Aden Road, EN3 7SY



OS 250k scale raster
Thursday, July 4, 2019, ID: CM-00811869
www.centremapslive.co.uk

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Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

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