



GILMARTIN LEY

Industrial Warehouse For Sale - Enfield EN3

Freehold for sale with vacant possession

**Unit 4, 30 Aden Road,
Brimsdown,
ENFIELD, EN3 7SY**



Area

Gross Internal Area: 759 sq.m. (8,168 sq.ft.)

Price

Guide price £1,475,000 subject to contract



Property Description

The property comprises a mid-terrace brick built industrial building with secure forecourt yard. The property has historically been operating as a metalworks and fabrication business.

The ground floor comprises predominantly open plan warehousing / workshop space, with an eaves height of 6.55m. Loading access is via a single electronically operated loading door (3.4m wide x 4m high) in the front elevation. The ground floor also benefits separate WCs and a staff room / kitchen.

The first floor and mezzanine level comprises a of a number of high quality offices, kitchen, WCs and further production & ancillary storage space.

Externally, the forecourt yard is secured with palisade fencing and provides loading access & parking. There is unrestricted roadside parking on Aden Road.

- > Freehold with vacant possession
- > Gross Internal Area: 758.84 sq.m (8,168sq.ft)
- > Eaves height: 6.55m
- > High quality air-conditioned office accommodation
- > Secure forecourt yard 147.5 sq.m (1,588 sq.ft)
- > Situated in the heart of Brimsdown, North London's prime industrial / business location
- > 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

<https://www.gilmartinley.co.uk/properties/for-sale/general-industrial/brimsdown/enfield/en3/28870>

Our ref: 28870

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

Gilmartin Ley
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London N1 2UN

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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	556.78	5,993	
First Floor	158.71	1,708	
First Floor Mezzanine	43.35	466	

Property Location

The property is located on the west side of Aden Road, north of its intersection with Duck Lees Lane in the established industrial area of Brimsdown 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 Brimsdown 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 £32500.00

Estimated Rates Payable £15600 per annum

Service Charge p.a. n/a

Terms Freehold for sale with vacant possession

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/28870>
Offer Requirements Document
Energy Performance Certificate
Site Plan

Last Updated: 05 Aug 2021

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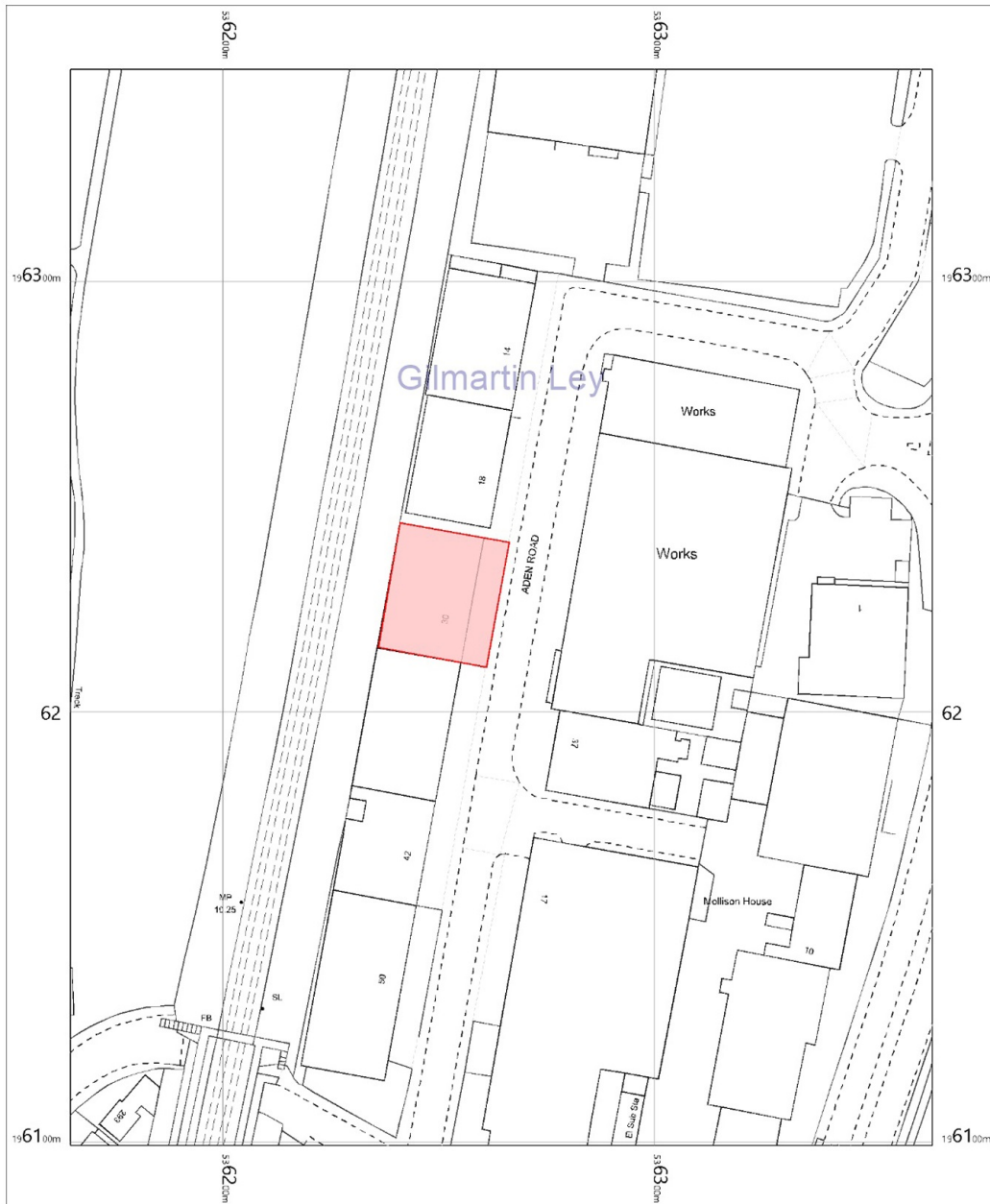


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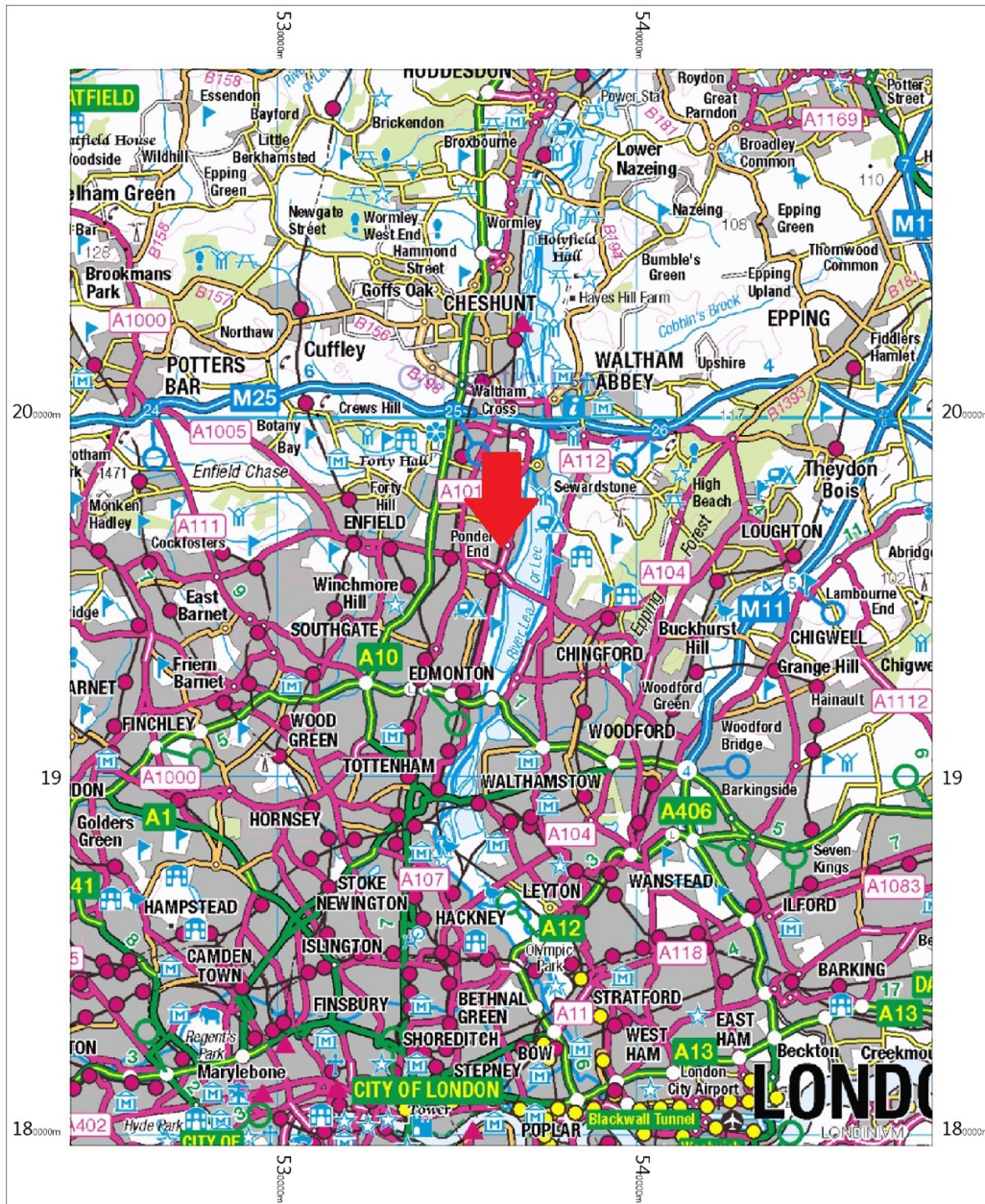


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