



GILMARTIN LEY

3.39 Acre Yard To Let - Brimsdown EN3

**Units 2 and 3
15 Edison Road,
Brimdown,
ENFIELD, EN3 7BU**



Area

Site Area: 13,707 sq.m. (147,544 sq.ft.)

Rent

Guide rent £665,000 per annum (approx.
£55,417 monthly) subject to contract

Property Description

The property comprises a level, secure open storage yard part covered in concrete part in tarmac.

There are a number of temporary structures for storage and temporary offices that have been erected by the current tenants.

The property has been used for highway maintenance, construction services and plant hire for over 20 years.

Key considerations:

- > Rarely available yard to let in the heart of North London's primary industrial area
- > Site area: 3.39 acres
- > Excellent transport communications
- > Mollison Avenue (A1055): 0.6 km (0.4 miles)
- > M25 Motorway (Junction 25) 3.24 km (2.0 miles)
- > North Circular Road (A406): 5.5 km (3.4 miles)
- > Brimsdown Station: 0.7 km (0.43 miles)





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Accommodation

Site Area: 13,707 sq.m. (147,544 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Site Area	13,707.27	147,543	

Property Location

The property is situated to the west of King George's Reservoir in the heart of north London's primary industrial area of Brimsdown.

The property benefits from excellent transport links via road and rail. Mollison Avenue (A1055) is 0.6 km (0.4 miles) to the west, the M25 Motorway (Junction 25) is only 3.24 km (2.0 miles) to the north-west, and the A406 North Circular Road is only 5.5 km (3.4 miles) to the south.

Brimsdown Station is only 0.7 km (0.43 miles) west of the property and provides regular direct southbound services into London Liverpool Street, Stratford and Tottenham Hale (Victoria Line), with northbound connections to Harlow, Hertford, Bishop Stortford and Cheshunt.

Nearby occupiers include: Iceland, XPO Logistics, British Telecom, Ocado, Morrison's, Premier Inn, John Lewis, Tazaki Foods, TNT, Warburton's, Dolphin Group, K1 Furnishings, Greggs, Asda, Wolseley, Dreams, Matalan, Tool Station, Volvo, Booker, Aldi, Regis, Hendon's Packaging, Eurotech Monitoring Services, GUK Security and Services, Print4UK and M&S.

2023 Rateable Value £146000.00

Estimated Rates Payable £71978 per annum

Service Charge p.a. TBC

Premium n/a

Terms New lease available

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: <https://www.gilmartinley.co.uk/properties/29459>
Offer Requirements
Planning History
Title Plan

Last Updated: 29 Sep 2023

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Our ref: 29459

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

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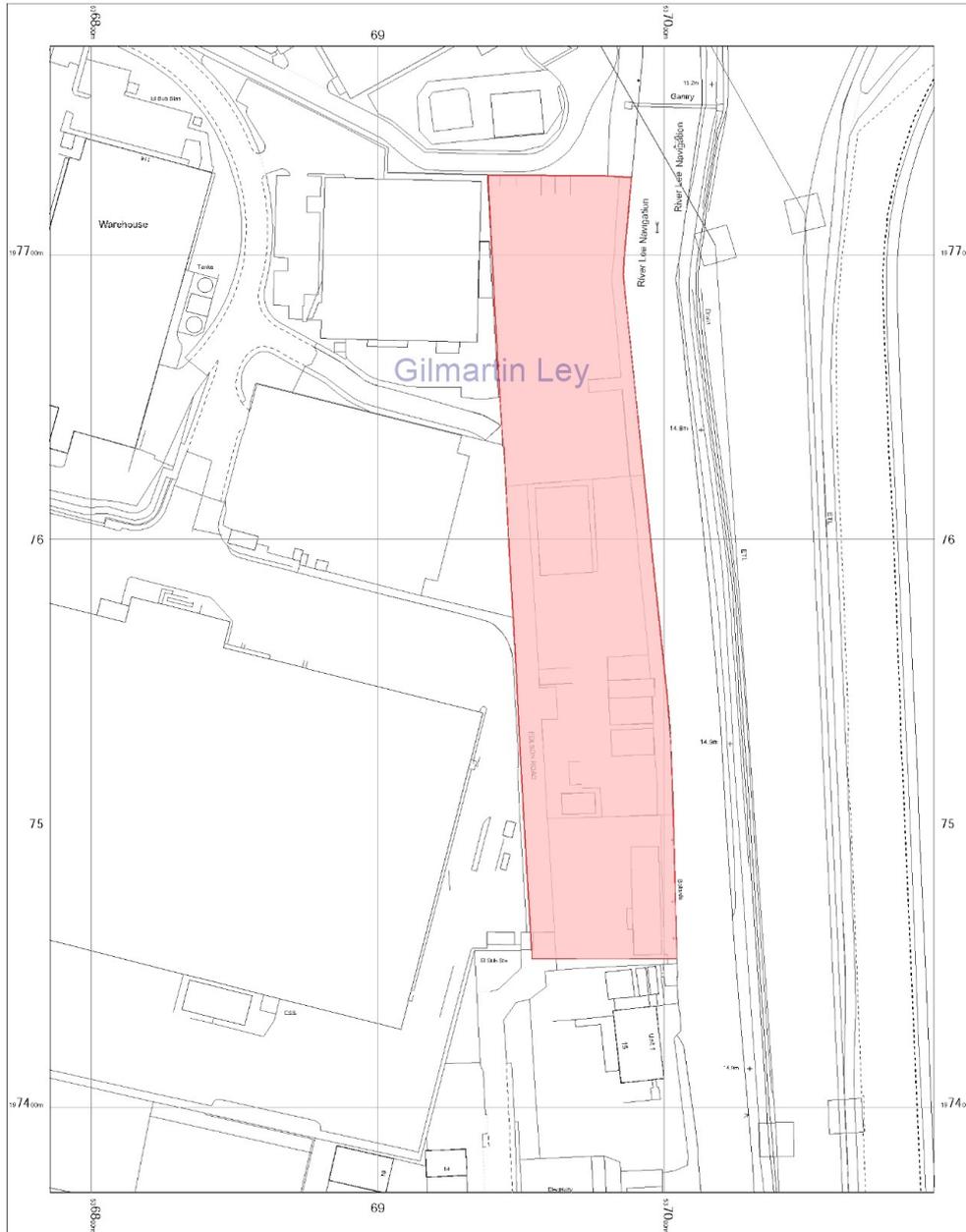
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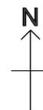
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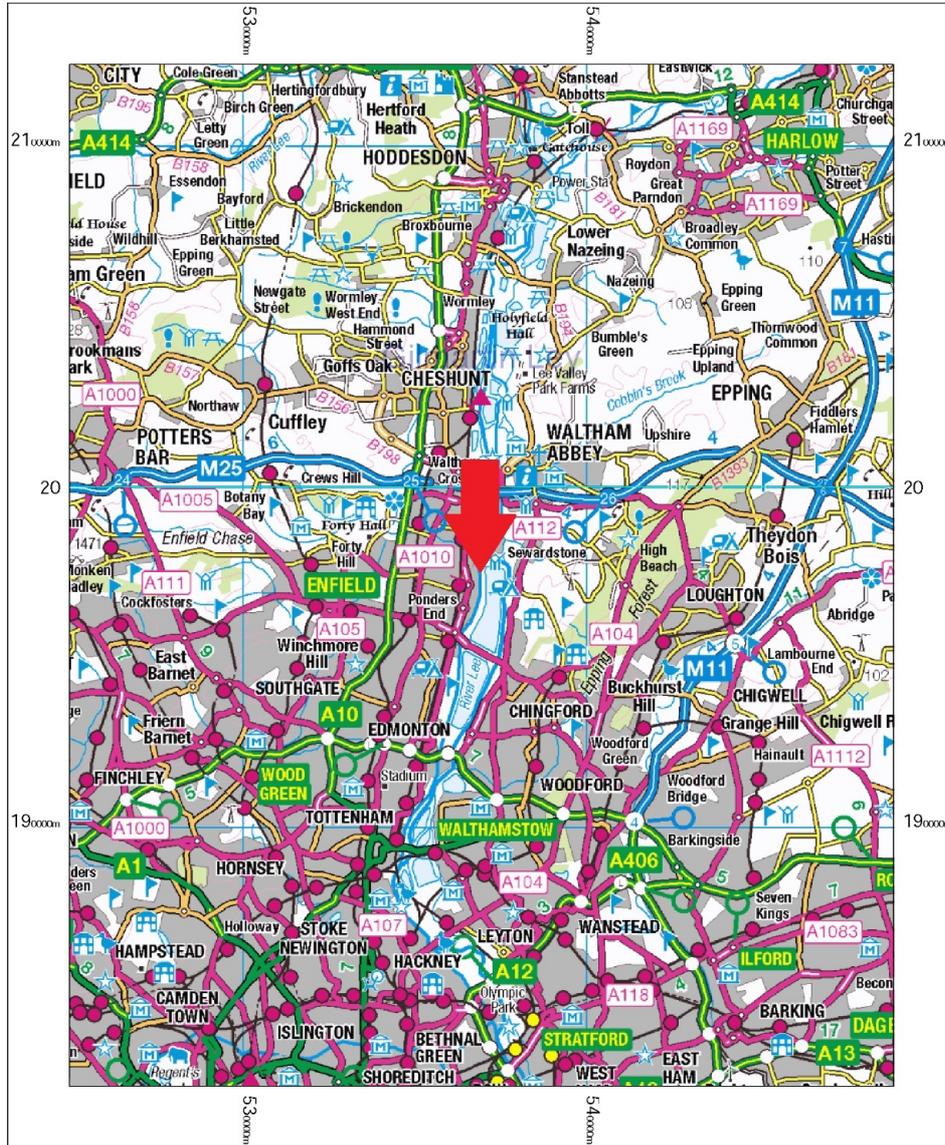




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