



GILMARTIN LEY

Office To Let - Brimsdown, Enfield EN3

Excellent main road connectivity with generous parking

Unit B First Floor Mollison House
Aden Road,
Brimsdown,
ENFIELD, EN3 7SY



Area

Net Internal Area: 272 sq.m. (2,929 sq.ft.)

Rent

£32,250 per annum (approx. £2,688 monthly) subject to contract

Property Description

The property comprises predominantly open plan office accommodation, ground floor entrance lobby and WC facilities.

The office features a large open plan office area, with six partitioned private office/meeting rooms, separate kitchen, store room, plant room and entrance lobby. The space benefits from excellent natural light having dual aspect fenestration, suspended ceiling with LED lighting and perimeter data and plug sockets.

Externally, the office will come with the right to use 8 parking spaces in proximity to the building.

Key considerations:

- > Excellent value office space available on flexible terms
- > Net Internal Area: 272.13 sq.m (2,929sq.ft)
- > Generous parking: 8 spaces
- > Situated in the heart of Brimsdown, North London's primary 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





GILMARTIN LEY

Office To Let - Brimsdown, Enfield EN3

Excellent main road connectivity with generous parking

Accommodation

Net Internal Area: 272 sq.m. (2,929 sq.ft.)

First Floor Office	Area sq.m.	Area sq.ft.	Description and comments
Office	272.13	2,929	First floor offices with private ground floor entrance, kitchen and WCs at parking for 8 vehicles.

Property Location

The property is located on the east side of Aden Road, north of its intersection with Duck Lees Lane in the established and strategic industrial area of Brimsdown, Enfield.

Occupiers in the immediate vicinity include The Range, Howdens, Beavertown Brewery, Tooled-Up.com, GSF Car Parts, Edmundson Electrical, BP petrol garage (incorporating M&S Simply Food and Wild Bean Cafe), as well as a number of industrial and warehouse occupiers, manufacturers, self storage operators and trade counters.

The property 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.

Service Charge p.a. £19500.00 Please note this is an estimate for 2024/25 and includes business rates, service charge and buildings insurance. Details are available to download.

Premium Nil

Terms A new fully repairing and insuring lease excluding the security of tenure provisions afforded by the 1954 Landlord and Tenant Act on terms to be agreed.

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: <https://www.gilmartinley.co.uk/properties/31995>
Rates, Service Charge and Insurance
Offer Requirements

Last Updated: 15 Apr 2024

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that: (1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility; any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

<https://www.gilmartinley.co.uk/properties/to-rent/offices/brimsdown/enfield/en3/31995>

Our ref: 31995

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

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



GILMARTIN LEY

Office To Let - Brimsdown, Enfield EN3

Excellent main road connectivity with generous parking

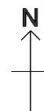
First Floor Mollison House, EN3



OS Streetview
Thursday, March 28, 2024, ID: CM-01157426
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 536338 E, 196153 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



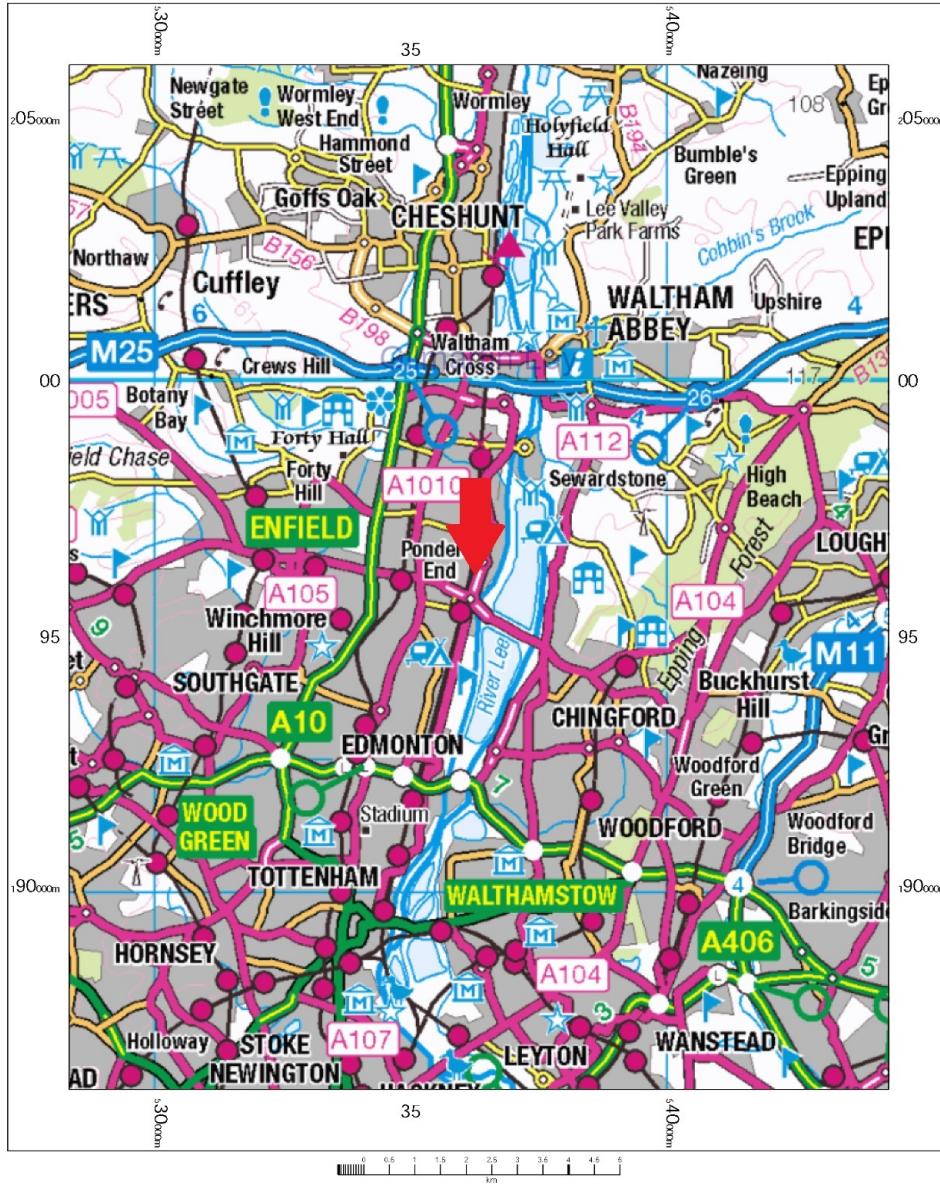


GILMARTIN LEY

Office To Let - Brimsdown, Enfield EN3

Excellent main road connectivity with generous parking

First Floor Mollison House, EN3



OS 250k scale raster
Thursday, March 28, 2024, ID: CM-01157432
www.centremapslive.co.uk

1:100000 scale print at A4, Centre: 536338 E, 196153 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live





GILMARTIN LEY

Office To Let - Brimsdown, Enfield EN3

Excellent main road connectivity with generous parking





GILMARTIN LEY

Office To Let - Brimsdown, Enfield EN3

Excellent main road connectivity with generous parking





GILMARTIN LEY

Office To Let - Brimsdown, Enfield EN3

Excellent main road connectivity with generous parking





GILMARTIN LEY

Office To Let - Brimsdown, Enfield EN3

Excellent main road connectivity with generous parking





GILMARTIN LEY

Office To Let - Brimsdown, Enfield EN3

Excellent main road connectivity with generous parking



<https://www.gilmartinley.co.uk/properties/to-rent/offices/brimsdown/enfield/en3/31995>

Our ref: 31995

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

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