



GILMARTIN LEY

# Office To Let - Brimsdown, Enfield EN3

**Excellent main road connectivity with generous parking**

**Unit B First Floor Mollison House  
Aden Road,  
Brimdown,  
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





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## 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.** 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  
Energy Performance Certificate  
Offer Requirements

**Last Updated:** 26 Sep 2024

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*Our ref: 31995*

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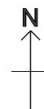
**Excellent main road connectivity with generous parking**

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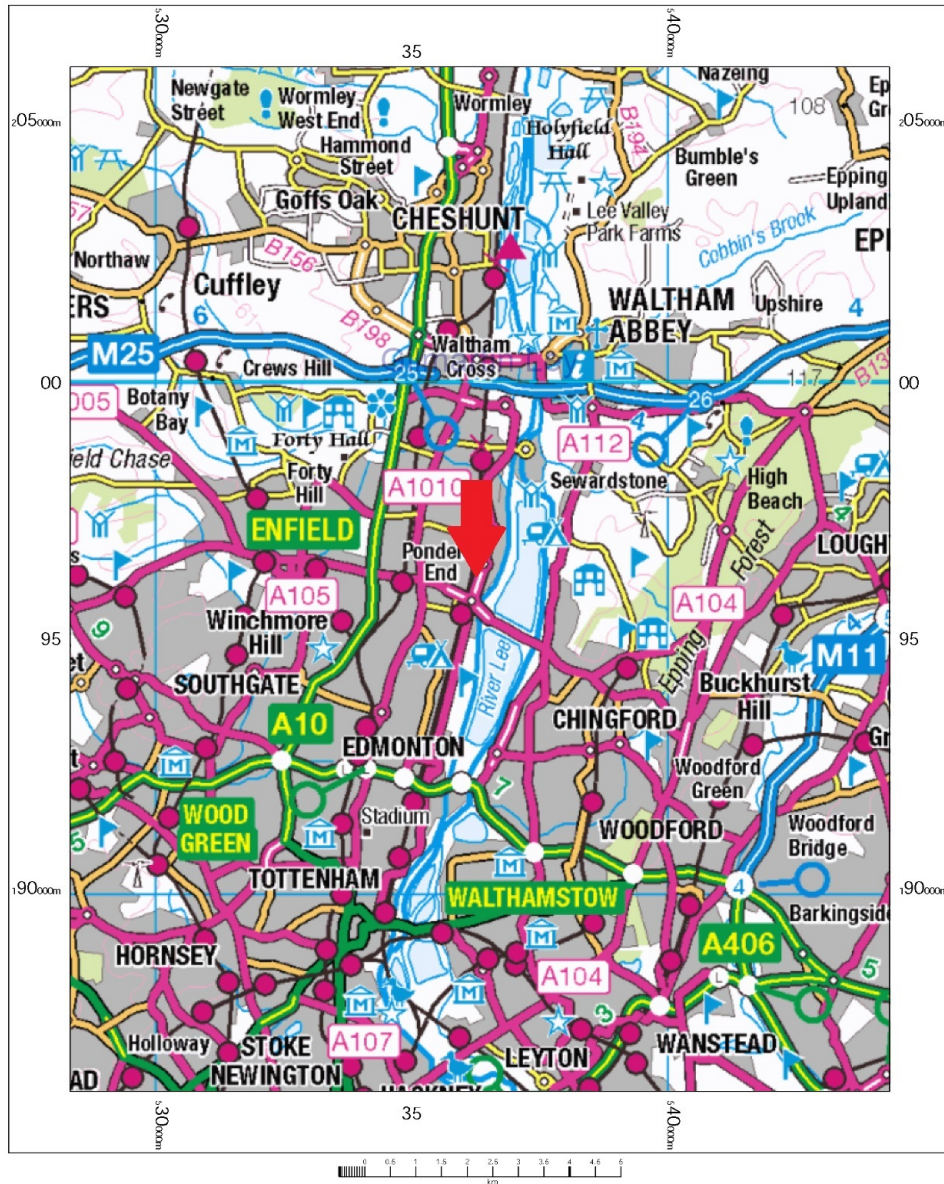


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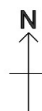
First Floor Mollison House, EN3



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