



GILMARTIN LEY

Prominent Two Storey Office / Business Unit To Let - Enfield EN3

Excellent main road connectivity with generous parking

**Unit C3 Aden Road
Mollison Avenue,**

ENFIELD, EN3 7SY



Area

Net Internal Area: 132 sq.m. (1,425 sq.ft.)

Rent

£21,000 per annum (approx. £1,750 monthly) subject to contract



Property Description

The property comprises a two-storey office / business unit consisting of a mixture of open plan spaces and private offices / meeting rooms. There is a kitchen/break-out room and separate WCs at ground floor level.

The space benefits from excellent natural light, perimeter power & data points and is in good decorative condition throughout, having been recently repainted and with new carpeting fitted.

Externally there is parking for 5-6 vehicles and the tenant will have use of the separate gate at the southern end of the site, providing direct access from Duck Lees Lane.

The property may be suitable for a variety of uses within the office, industrial and storage sectors and is available on flexible terms.

Key considerations:

- > Excellent value office space available on flexible terms
- > Net Internal Area: 132.43 sq.m (1,425 sq.ft)
- > Parking for 5-6 vehicles (4 marked spaces plus additional hardstanding)
- > Strategic industrial and well connected location
- > Excellent connections 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: 132 sq.m. (1,425 sq.ft.)

Office	Area sq.m.	Area sq.ft.	Description and comments
Ground floor	64.99	699	Entrance lobby, open plan office space, private office / meeting room, kitchen/break-out room and separate WCs.
First Floor	67.44	725	Large open-plan office area, with two additional private office / meeting rooms

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.

Located just off Mollison Avenue, 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-situated for businesses serving North London and the wider Greater London area.

Service Charge p.a.

Please note an estimate for 2025/26 including; business rates, service charge, utilities and buildings insurance are available to download.

Premium

NII

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/33113>
Offer Requirements Document
Rates, Service Charge, Utilities and Insurance
EPC

Last Updated:

10 Oct 2025

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<https://www.gilmartinley.co.uk/properties/to-rent/offices/brimsdown/enfield/en3/33113>

Our ref: 33113

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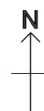
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OS Streetview
Friday, September 26, 2025, ID: CM-01243325
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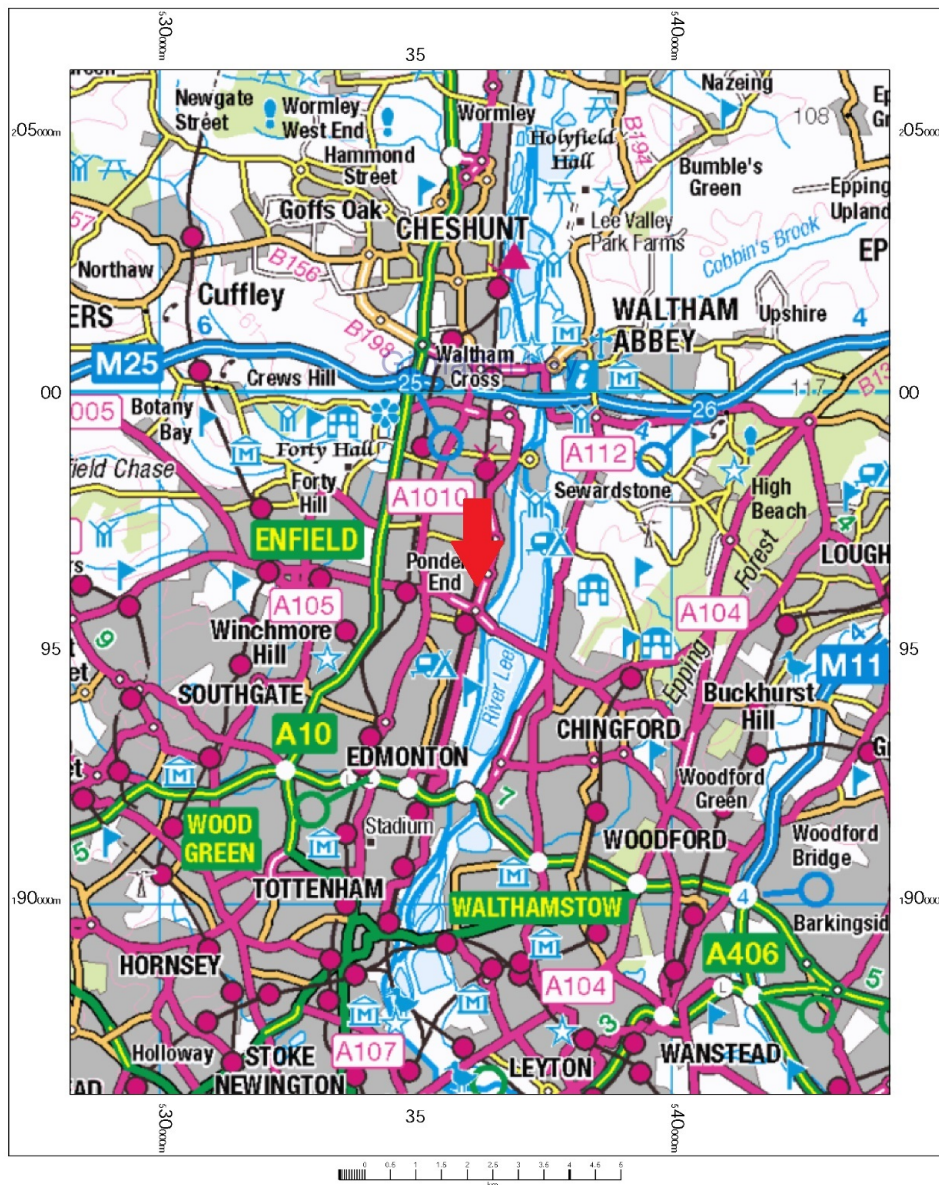


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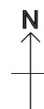
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