



GILMARTIN LEY

# Detached Freehold Warehouse / Industrial Unit for Sale on 0.46 Acre Site

Highly visible from Mollison Avenue (A1055)

**Shelmar Engineering**  
40 Jute Lane,  
Brimdown,  
ENFIELD, EN3 7PJ



## Price

Guide price £3,250,000 subject to contract

## Property Description

The property comprises a pair of inter-communicating, steel portal frame warehouse units, forming a single detached industrial property. The buildings feature profiled steel cladding / roofing and were substantially constructed in the 1980s by the current owner for their own occupation. The property provides predominantly ground floor warehouse space, with a small storage mezzanine and office accommodation, arranged over ground first and second floors.

The property benefits from an eaves height of 7.2m, rising to an apex of 7.4m in the south warehouse, an eaves height of 7.8m, rising to an apex of 9.6m in the north warehouse and has a 200amp three phase electrical supply. There are gantry cranes (untested) in each warehouse.

Externally there are two separate secure yard areas. The smaller of which is primarily used as car parking and has capacity for circa 8-10 vehicles. The property also benefits from an advertising hoarding investment.

## Key considerations:

- > Freehold for sale with vacant possession
- > Site Area: 0.46 acres
- > Gross Internal Area: 1,116.60 sq.m (12,019 sq.ft)
- > Eaves height north warehouse: 7.8m, rising to an apex of 9.6m
- > Eaves height south warehouse: 7.2m, rising to an apex of 7.4m
- > Highly desirable and strategic industrial location
- > Prominent visibility from Mollison Avenue (A1055)
- > Excellent transport communications
- > Brimdown Station: 150m
- > North Circular Road (A406): 5.0 km (3.1 miles)
- > M25 Motorway (Junction 25) 3.5 km (2.2 miles)





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## Area

Gross Internal Area: 1,117 sq.m. (12,018 sq.ft.)

Accommodation	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Site Area	0		1,880.10	20,237	
North warehouse: ground floor	0	Vacant possession	679.52	7,314	Eaves height 7.8m rising to an apex of 9.6m
North warehouse: 1st and 2nd floor offices	0	Vacant possession	87.99	947	
South warehouse: ground floor	0	Vacant possession	292.16	3,144	Eaves height 7.2m rising to an apex of 7.4m
South warehouse: mezzanine storage	0	Vacant possession	43.33	466	
External store	0	Vacant possession	13.60	146	Not inspected internally
Digital advertising media board	6,000	Licence to Wildstone Estates Limited for 7 years and 6 months from and including 21st January 2021.			Digital advertising media board
<b>Total</b>	<b>6,000</b>				

## Property Location

The property is located on the east side of Jute Lane, backing on to Mollison Avenue (A1055) in the established and strategic industrial area of Brimsdown, Enfield. The property is highly visible from Mollison Avenue.

Occupiers in the immediate vicinity include Cake Box, Greater London Demolition (GLD), Arco Professional Safety Services Ltd, SIG Distribution, Euro Car Parts, Makro, Matalan, Warburtons, Amazon, Evri, Siemens, The Range, Howdens, Beavertown Brewery, Edmundson Electrical, BP petrol garage (incorporating M&S Simply Food and Wild Bean Cafe), McDonalds as well as a number of industrial and warehouse occupiers, manufacturers, self storage operators and trade counters.

The property is only 150m south-east 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 5.0 km (3.1 miles) to the south and Junction 25 of the M25, circa 3.5 km (2.2 miles) to the north, this property is well located for businesses serving North London and the wider Greater London area.

**2023 Rateable Value** £83500.00

**Estimated Rates Payable** £41165 per annum

**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

<https://www.gilmartinley.co.uk/properties/for-sale/warehouses-b8/brimsdown/enfield/en3/33332>

*Our ref:* 33332

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

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**Further information at:** <https://www.gilmartinley.co.uk/properties/33332>  
Energy Performance Certificate  
Site plan  
Advertisement board tenancy agreement  
Offer Requirements Document

**Last Updated:** 18 May 2026

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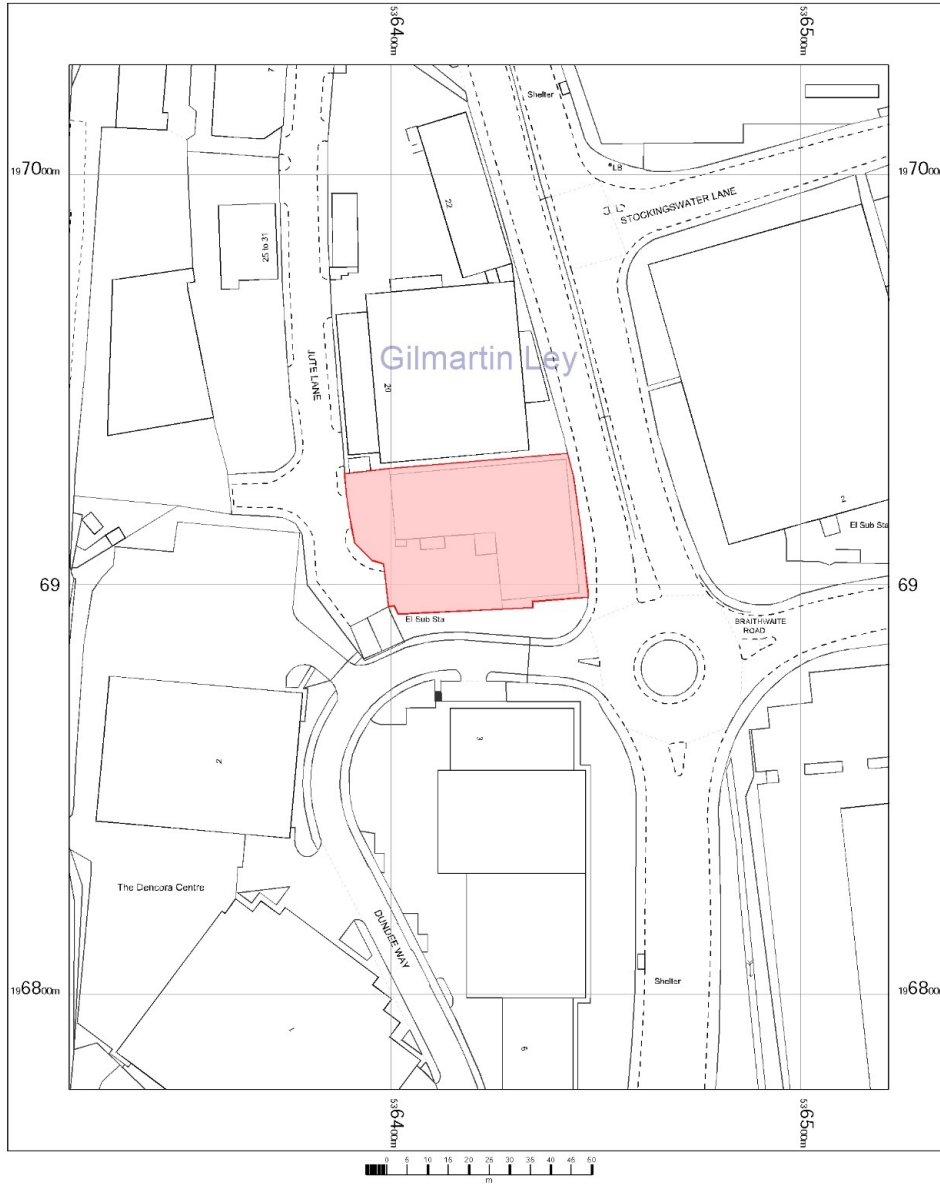


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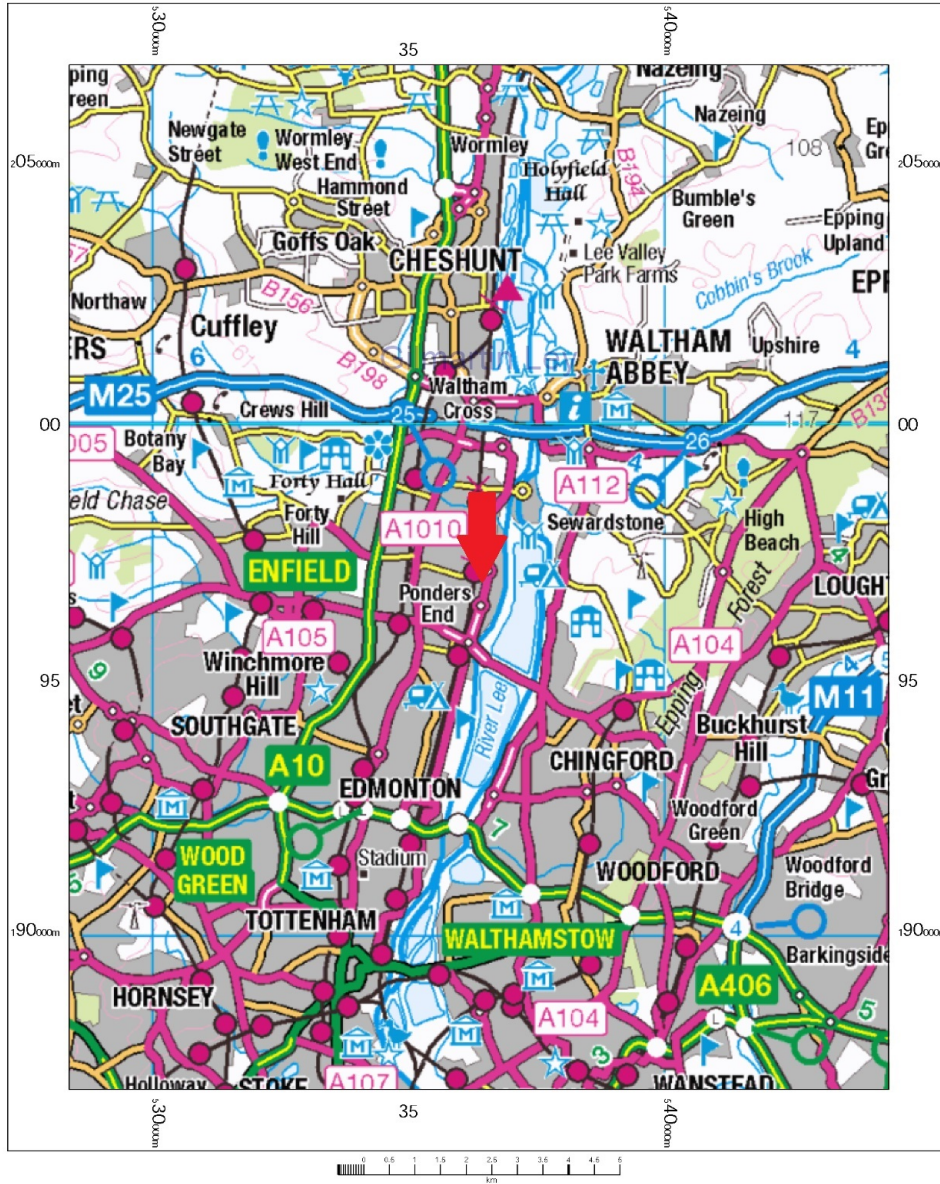


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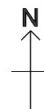
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