



GILMARTIN LEY

# Freehold 0.31 Acre Roadside Site For Sale - Brimmsdown, Enfield EN3

Only 65m to Brimmsdown Rail Station and triple road frontages

8 Jute Lane,  
Brimmsdown,  
ENFIELD, EN3 7PJ



## Price

Guide price £1,000,000 subject to contract



## Property Description

The property comprises a prominent 0.31 acre site, with a single storey site office.

The site perimeter is secured with palisade fencing and access is via double gates off Jute Lane. The detached site office provides predominantly open plan office accommodation, a private office / meeting room, kitchen and WC. The property was formerly used as a car rental depot and understand there was an associated carwash facility on site.

There were a number of income producing advertising hoardings on site but we understand that there are no current lease / licence arrangements in place and that the property will be sold with vacant possession. Planning permission (Ref. 25/04359/ADV) was granted on 12th February 2026 for the removal of existing advertising hoarding and relocation and erection of a digital advertising board.

The property currently has a sui generis planning use and would be suitable for a variety of alternative storage, industrial, retail and other uses subject to obtaining the necessary consents. The site has potential for a high-density mixed use commercial and residential / hotel scheme STPP.

## Key considerations:

- > Prominent rarely available 0.31 acre freehold site with vacant possession
- > Exceptional road frontages - Mollison Avenue, Green Street and Jute Lane
- > Highly desirable and strategic industrial location
- > Suitable for a variety of uses and with considerable development potential (STPP)
- > Excellent transport communications
- > Brimmsdown Station: 65m
- > M25 Motorway (Junction 25) 3.5 km (2.2 miles)
- > North Circular Road (A406): 5.0 km (3.1 miles)



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## Area

Site Area: 1,255 sq.m. (13,503 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Site Area	1,254.53	13,503	Secure 0.31 acre site with road frontages to Mollison Avenue, Green Street and Jute Lane.
Site office	69.88	752	Predominantly open plan office accommodation, a private office / meeting room, kitchen and WC.

## Property Location

The property is located on the east side of Jute Lane, at the intersection of Green Street and Mollison Avenue (A1055) in the established and strategic industrial area of Brimsdown, Enfield. The property has exceptional visibility 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), and McDonalds as well as a number of industrial and warehouse occupiers, manufacturers, self storage operators and trade counters.

The property is only 65m from Brimsdown Railway Station (Greater Anglia) which provides 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** £68500.00

**Estimated Rates Payable** £33770 per annum

**Terms** Freehold for sale with vacant possession

The property is not elected for VAT so VAT will not be payable on the purchase price.

**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/33741>  
Site plan  
Offer Requirements Document  
Advertising planning decision notice (Ref.25/04359/ADV)

**Last Updated:** 30 Jun 2026

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

<https://www.gilmartinley.co.uk/properties/for-sale/sui-generis/brimsdown/enfield/en3/33741>

*Our ref:* 33741

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
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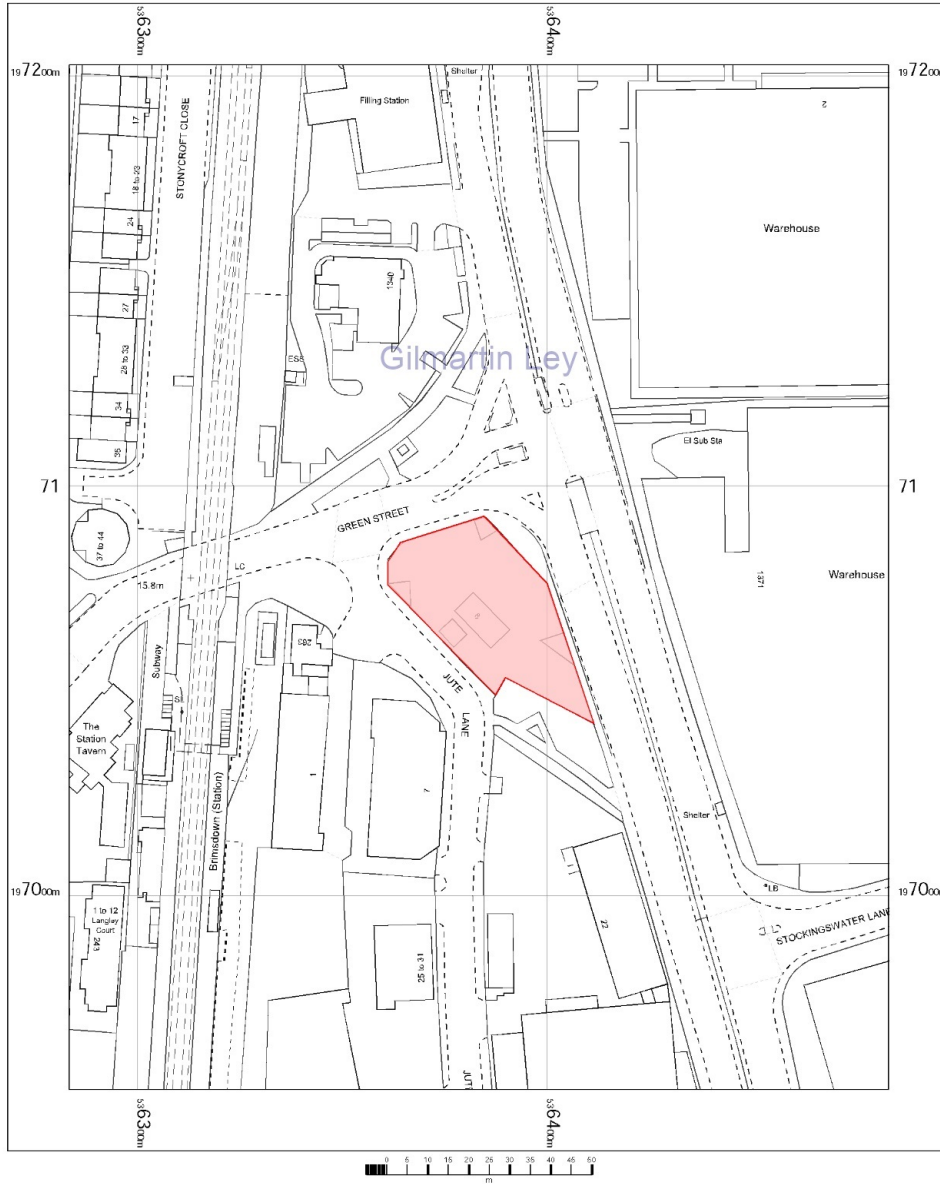


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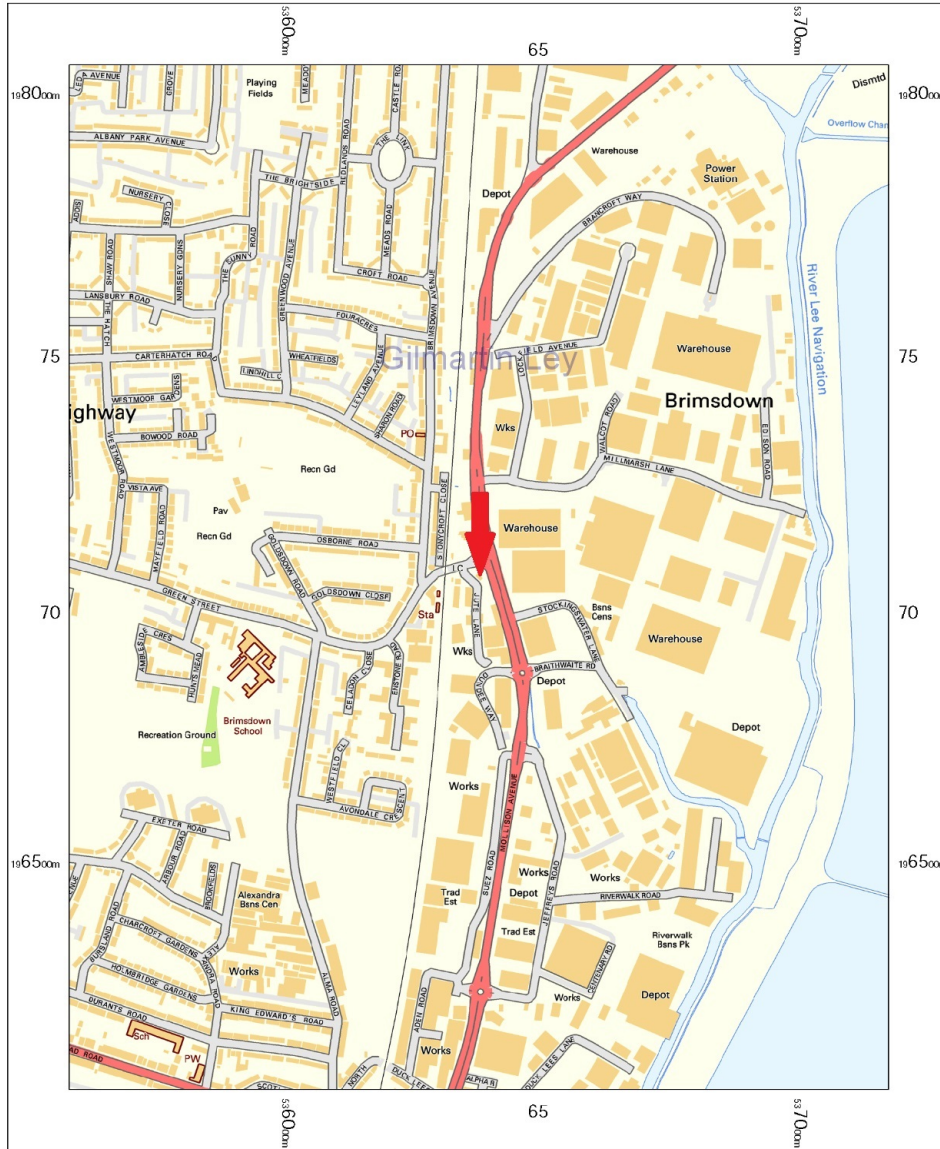


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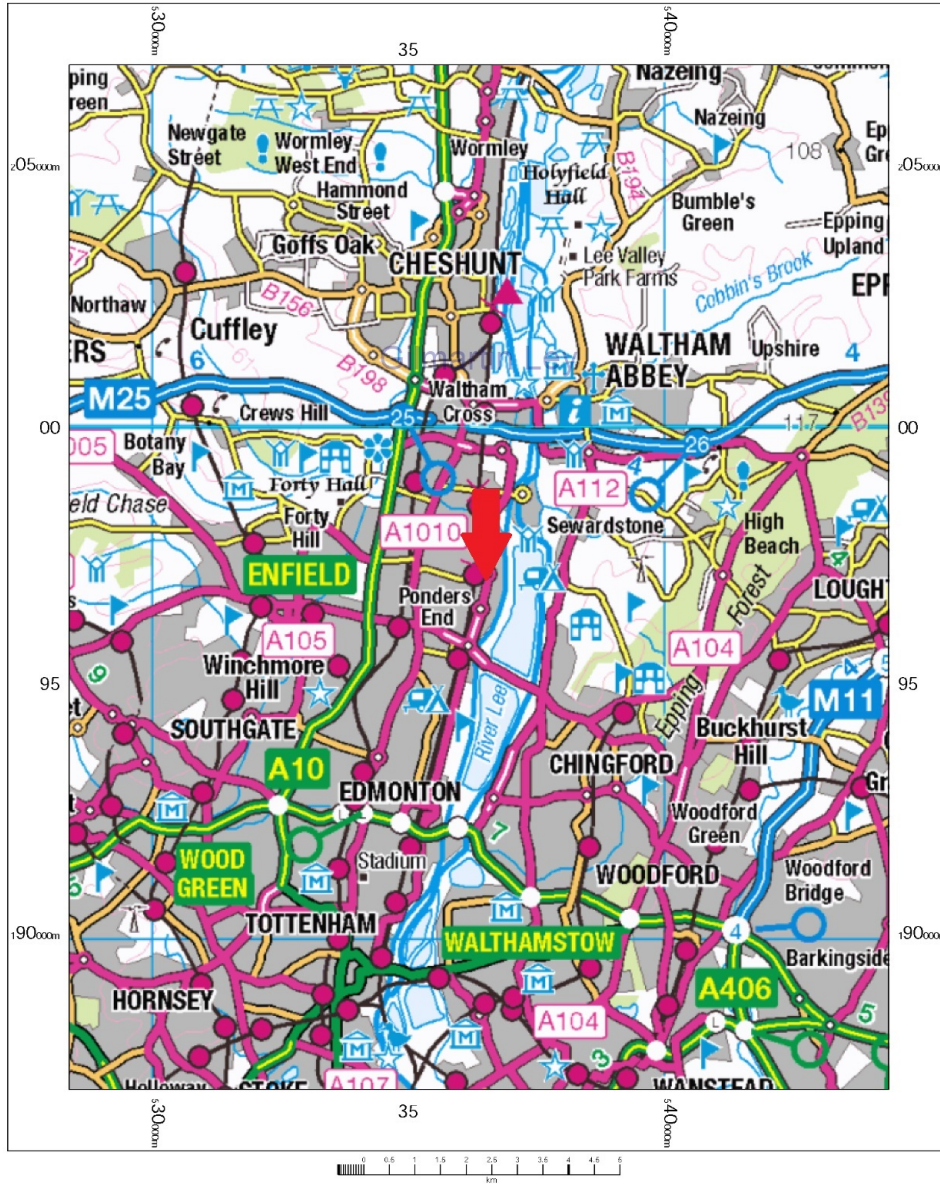


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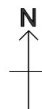
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