

TO LET

Modern Industrial / Warehouse Unit

17,703 SQ FT (1,644.66 SQ M)

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Unit 10, The Arena

Mollison Avenue, Enfield, EN3 7NL

- Modern end of terrace industrial unit
- To undergo full refurbishment
- Portal frame construction
- 2 storey offices
- 7.3m eaves rising to 9m at the apex
- 31 car parking spaces
- 2 ground level loading doors
- Excellent road links
- Close to public transport



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Description

A modern end of terrace industrial unit which will undergo an extensive refurbishment. The unit is of portal frame construction benefiting from 2 storey offices. The warehouse benefits from 7.3m eaves rising to 9m at the apex. There are 31 car parking spaces in total and loading to the warehouse is via 2 ground level loading doors.

Location

The unit is located within The Arena Estate – an established location directly off Mollison Avenue (A1055). The location benefits from excellent road links with the A1055 linking to the North Circular Road (A406) to the south and A10 and M25 (J25) to the north. Rail facilities are easily accessible at both Enfield Lock Station and Brimsdown. Both stations offer services into London Liverpool Street and underground connections at Tottenham Hale (Victoria Line).

The accommodation comprises the following areas:

Unit 4	SQ FT	SQ M
Warehouse	14,457	1,343.10
Ground Floor Office	1,623	150.78
1 st Floor Office	1,623	150.78
TOTAL	17,703	1,644.66

Tenure

Available on a leasehold basis only. Please contact the agents for quoting terms.

Rent

On application.

EPC

Available on request.

Service Charge

Further information available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Further information is available on request.

Viewings

Viewing strictly by prior appointment via the sole agents – Colliers and Adroit Real Estate Advisors.



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