

Units C&D, Martinbridge Trade Park

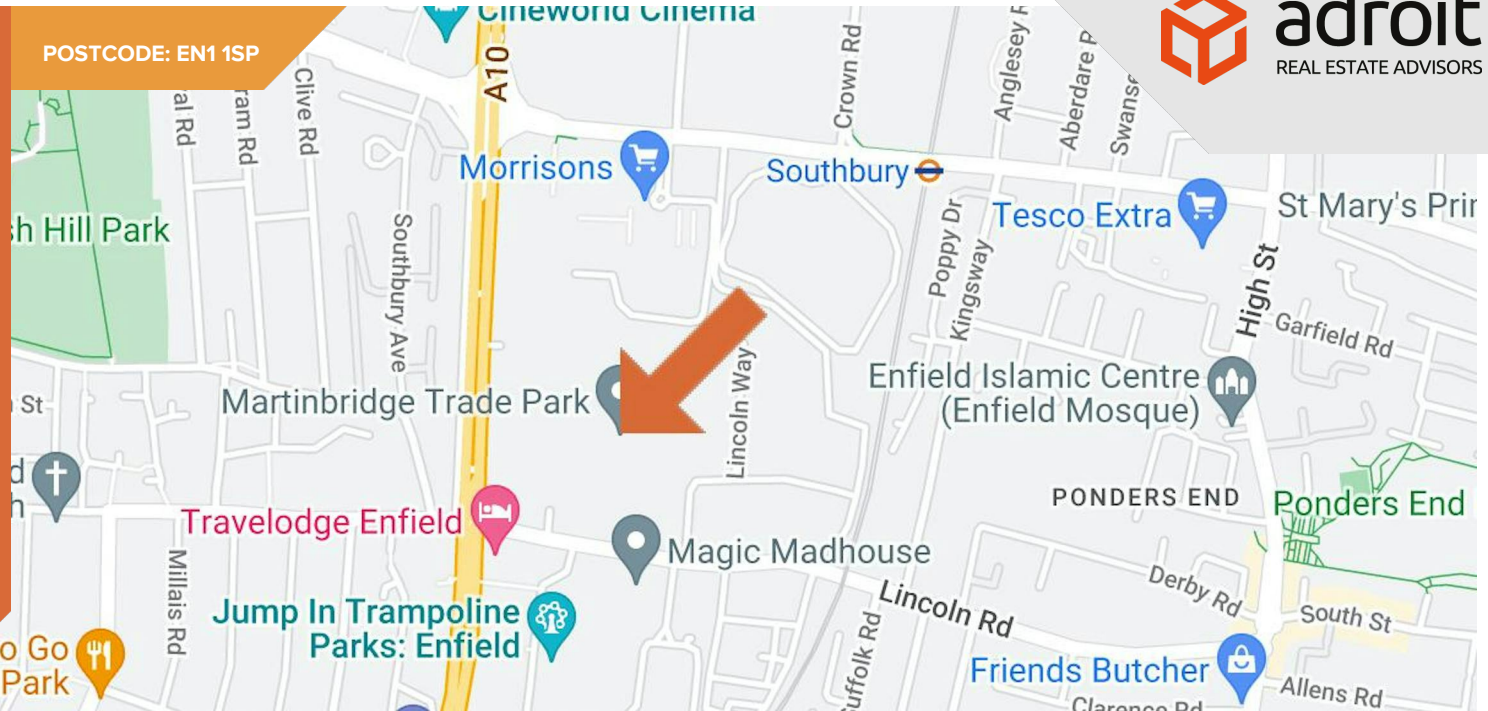
Lincoln Road, Enfield, EN1 1SP



TO LET

19,586 sq ft (1,819.60 sq m)

- 7.1m eaves
- 2 storey office accommodation
- 4 ground level loading doors
- dedicated yards
- 24 hour access
- Refurbished



Description

End of terrace warehouse facilities benefiting from a clear internal height of 6.3m with an eaves height of 7.1m. There are 4 ground level loading doors, a dedicated yard and 8 car parking spaces per unit. The units are close to Lincoln Road and offers Trade counter potential. Magnet and other trade occupier are in the same terrace.

Location

Martinbridge Trade Park offers customers flexible lease terms and an exceptional location with direct access to the A10/A406 and M25, and fast links to the M1/A1/M11 and Central London.

The scheme is located within the London Borough of Enfield, a prime industrial location only 11 miles north of Central London. The estate is also served by exceptional public transport links. Southbury Station is only a ten minute walk from the development, providing direct services to London Liverpool Street with a fastest journey time of 31 minutes.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	18,865	1,752.62
Office	721	66.98
Total	19,586	1,819.60



Tenure

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

EPC

Available on request.

Availability

Available Immediately

Rent

£19.00 per sq ft

Service Charge

Further information is available upon request.

Legal Costs

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

Business Rates

Further information is available upon request.

Viewings

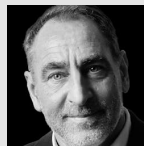
Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, TLRE

Adroit Real Estate Advisors



Mark Gill

T: 020 3961 8192
M: 07702 895 010
mgill@adroitrealestate.co.uk



Steve Williams

T: 0203 9 618191
M: 07860 708 665
swilliams@adroitrealestate.co.uk

TLRE

Ed Thomason

T: 020 3151 1011
M: 07818 065 276

Paul Londra

T: 020 3151 1011
M: 07779 269 290



www.adroitrealestate.co.uk

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. Generated on 29/04/2024