

# TO LET

## MODERN REFURBISHED INDUSTRIAL UNIT

Approx. 13,895 sq ft (12,090.84 sq m)



### Unit 6 The Arena Mollison Avenue Enfield EN3 7NL

- Large leading Forecourt
- Minimum 12 car spaces
- Full height level access loading door
- Eaves height 6.5m (haunch) 7.5m to underside of roof. 9.0m to apex
- Refurbished offices with comfort cooling/heating cassettes.

See important notice overleaf

## 020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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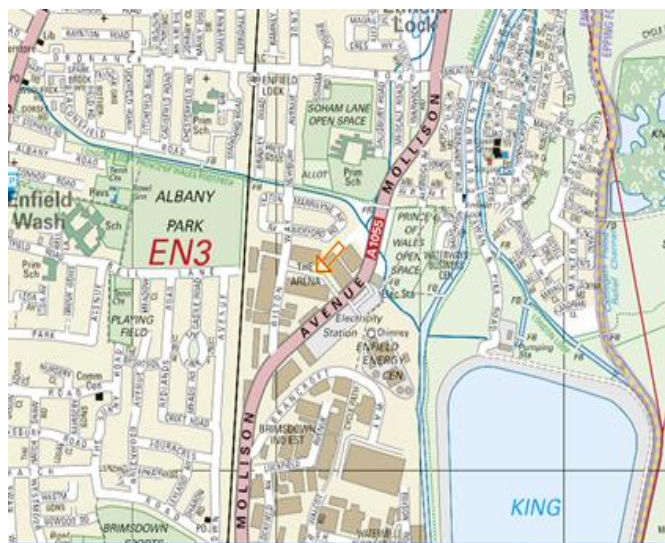
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## Description

Unit 6 comprises a mid-terrace unit of steel portal framed warehousing with fully refurbished first floor offices. The unit benefits from a substantial loading forecourt plus a minimum of 12 car spaces.

## Location

The property is situated within the established Arena Estate, located immediately off Mollison Avenue A1055 North/South Route. Road links are excellent with the A1055 linking to the A406 southwards and the A10 and M25 (Jct 25) northwards. Brimsdown and Enfield Lock Overground Stations provide services to London Liverpool Street and underground connections at Tottenham Hale (Victoria Line).



## Energy Performance Certificate (EPC)

Rating: C

The full EPC and recommendation report can be viewed and downloaded from our website.

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## Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
Warehouse	12,544	1165.30
First floor offices	1,351	125.54
<b>Total</b>	<b>13,895</b>	<b>1,290.84</b>

## Terms

The property is available on a new term to be agreed.

## Rent

£218,850 pax ( £15.75 per sq ft)

SUBJECT TO CONTRACT

## Business Rates

Rateable value 2021/2022 £104,000

Rates payable £53,248

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Viewing

Strictly by appointment through Ian Harding at Bowyer Bryce  
or Joint agent JLL  
Attention of: Peter Davidson  
M: 07920 597574

Property Ref: 000020

## Contact



**Ian Harding**

M: 07956 374326

D: 020 8370 2536

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