



Unit 6 The Arena Mollison Avenue Enfield EN3 7NL

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Unit 6 comprises a mid-terrace unit of steel portal framed warehousing with fully refurbished first floor offices.

13,895 sq ft
(1,290.89 sq m)

- 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.

Summary

Available Size	13,895 sq ft
Rent	£218,850 per annum
Business Rates	N/A
EPC Rating	Upon Enquiry

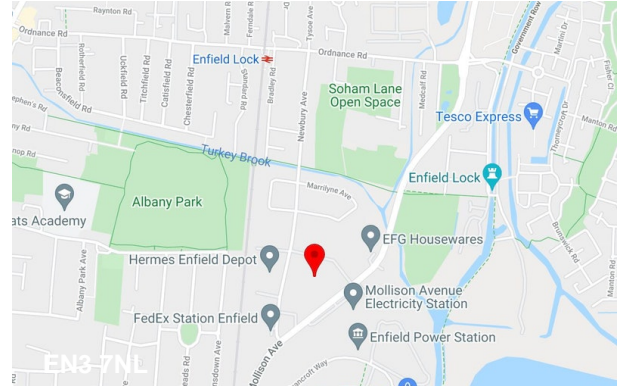
Description

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.

- 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.

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).



Viewing & Further Information



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