

TRAFALGAR TRADING ESTATE, ENFIELD



MODERN UNITS ON PROMINENT TRADING ESTATE **TO LET**
UNIT 1 - 6,856 SQ FT
UNIT 9 - 6,768 SQ FT
AVAILABLE NOW

UNIT 9 - 6,768 SQ FT
UNIT 1 - 6,856 SQ FT
REFURBISHED & NON-REFURBISHED
TRADE / INDUSTRIAL UNITS
AVAILABLE TO LET



LOCAL OCCUPIERS:



DESCRIPTION

Unit 9 comprises a newly refurbished terraced industrial unit on established trading estate. This unit is of steel portal frame construction with a clear internal height of 6.25m. There is a total of 11 demised car parking spaces in front of the unit

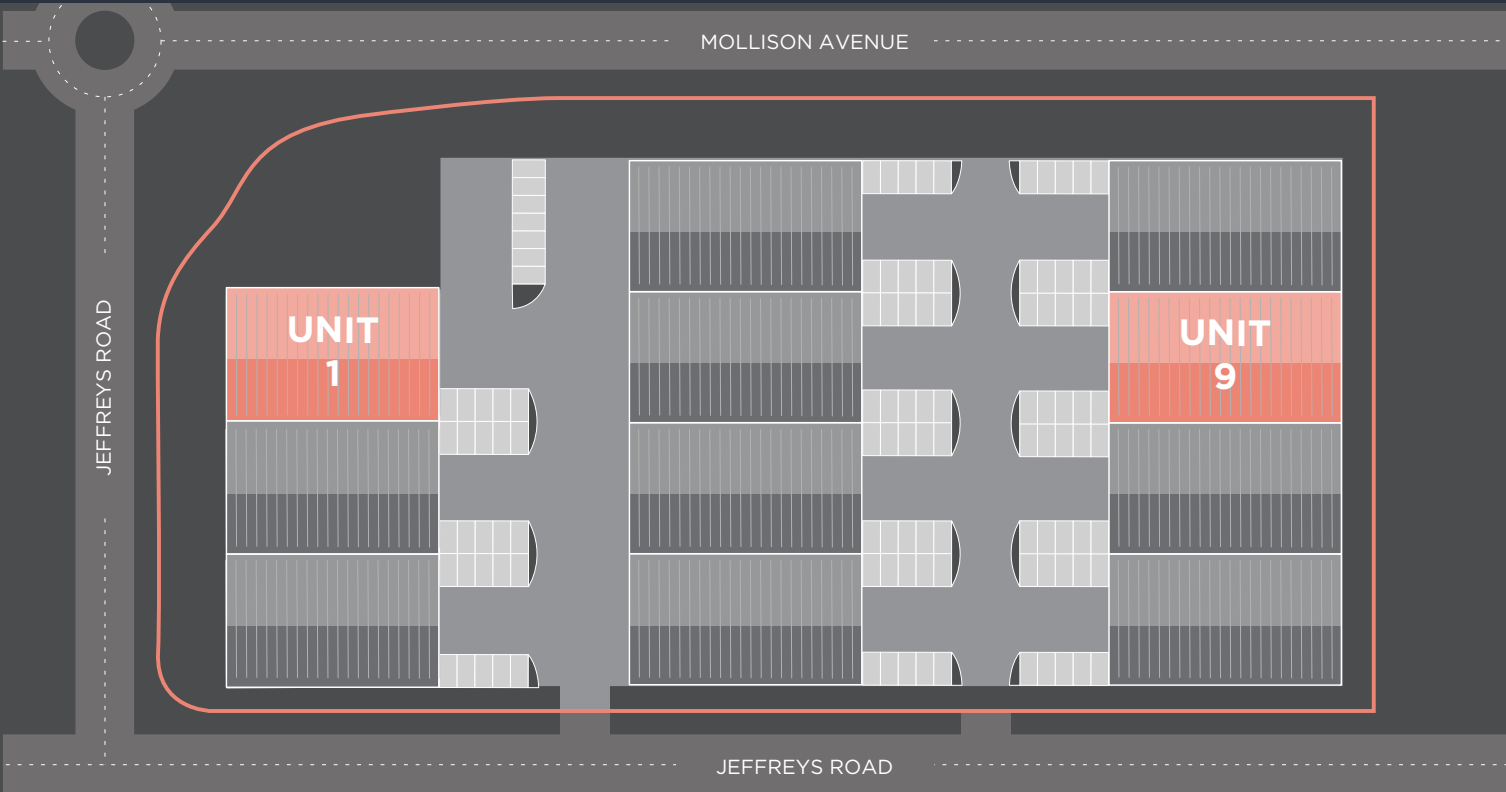
Unit 1 comprises a non-refurbished end of terrace industrial unit with excellent natural lighting. There is a total 15 car parking spaces within a generous, secure yard.

Both units benefit from first floor-floor ancillary office, a dedicated lobby as well as WC and kitchen facilities. The units also have a second "trade" access in the front elevation



ACCOMODATION TABLE

UNIT	GF WAREHOUSE	FF OFFICES	TOTAL
UNIT 1	6,352 SQ FT	504 SQ FT	6,856 SQ FT
UNIT 9	6,131 SQ FT	637 SQ FT	6,768 SQ FT



6.25M
EAVES HEIGHT



ANCILLARY
OFFICES



UNIT 1: 10 PARKING SPACE
UNIT 9: 11 PARKING SPACE



1 GROUND LEVEL
LOADING DOOR

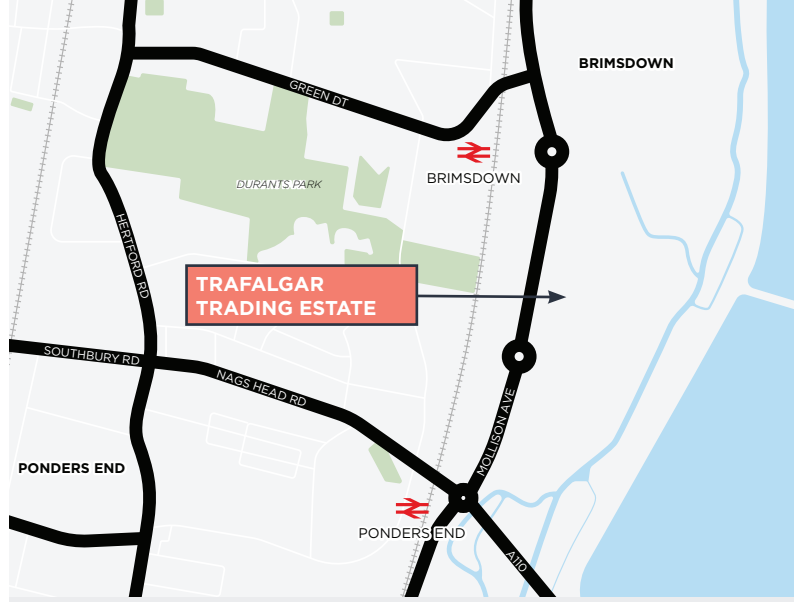
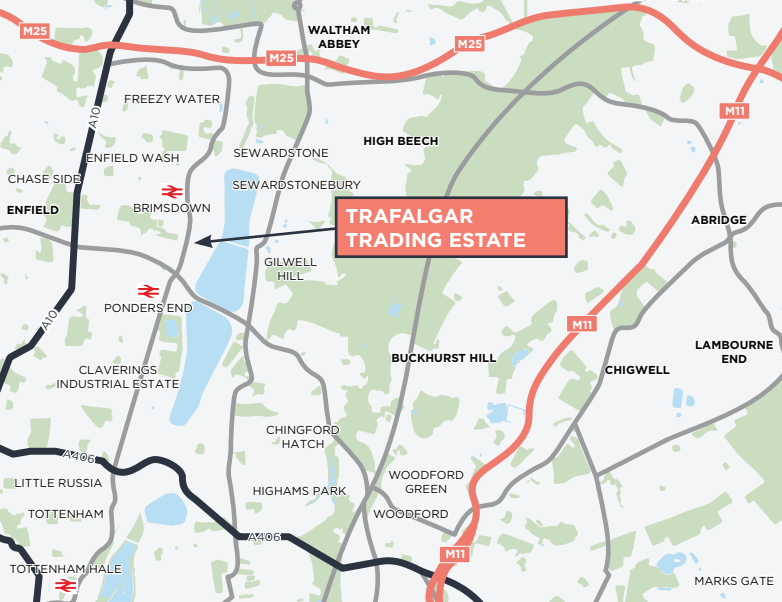


3 PHASE
POWER



UNIT 1: EPC TBC
UNIT 9: EPC "B"





LOCATION

Trafalgar Trading Estate is located at the junction adjoining Mollison Avenue and Jeffreys Road, found in the Brimsdown Industrial Estate, Enfield. This is a prominent location with great visibility for passing traffic. This estate benefits from strong connection links, with the M25 (J25) within 2 miles north of the site and the A406 North Circular Road 3 miles to the south. Brimsdown Overground Station is a short walk from the estate, providing regular services to London Liverpool Street (c. 23 minutes).

ROAD	MILES	MINS
A406 NORTH CIRCULAR	2.5	8
M25	2.2	11
CITY OF LONDON	8.9	35

RAIL	MILES	MINS
PONDERS END	0.7	15
BRIMSDOWN	0.8	14
SOUTHBURY	4.7	28

EPC

UNIT 1 EPC: TBC | UNIT 9 EPC: B.

RENT

Upon Application.

COSTS

Each party to bear their own legal costs in this transaction.

TERMS

The units are available by way of new FRI leases on terms to be agreed.

For further information or to arrange an inspection please contact the joint agents:



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