



Extensively refurbished

**18,801 SQ FT** (1,747 sq m)

TO LET

## **DESCRIPTION.**

## **18,801** sq ft (1,747 sq m)

- · Extensively refurbished
- 2 ground level loading doors
- 7.3m eaves rising to 9m at the apex
- 16 car parking spaces
- EV charging
- PV panels
- · Established industrial location
- 24/7 unrestricted access



A modern mid terraced industrial unit which has been extensively refurbished. 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 16 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).

ELEANOR CROSS ROAD

ENFIELD LOCK

BRIMSDOWN

ONDERS END

₹

J6 M11 →

J4 M11 >

17 MINS

HERTFORD ↑

M25

ENFIELD TOWN

SOUTHBURY

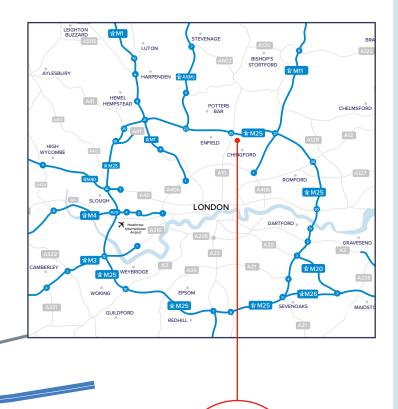
★ A1(M) / M1

**▼** BARNET

26 MINS

CENTRAL

22 / 29 MINS





M25 J25	3 miles
A406	4 miles
M11 J4	8 miles
M1 / M25 junction	18 miles
Central London	14 miles

Source: Google Maps



London City	17 miles	
London Stansted	28 miles	
London Luton	32 miles	
London Heathrow	40 miles	

Source: Google Maps



Enfield Lock	0.6 miles
Brimsdown Station	0.9 miles
Ponders End	1.9 miles

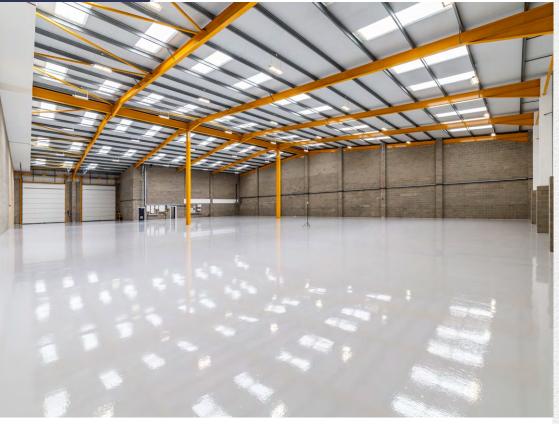
Source: Google Maps



# **ACCOMMODATION.**

Total	18,801	1,747
1st floor office	1,378	128
Ground floor office	1,378	128
Warehouse	16,045	1,491
Description	sq ft	sq m





## **TENURE**

Available on a Leasehold basis only.

Please contact the agents for quoting terms.

### **EPC**

Available on request.



## **FURTHER INFORMATION.**

#### **AVAILABILITY**

Immediately available.

#### **RENT**

Rent on application.

#### **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 joint sole agents:



Robert Cohu 07860 659 043 robert.cohu@dtre.com

Hugh Stanton 07730 357 434 hugh.stanton@dtre.com



Steve Williams 07860 708 665

swilliams@adroitrealestate.co.uk

Mark Gill 07702 895 010 mgill@adroitrealestate.co.uk

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the proprisor. (iv) VAIT may be payable on the purchase price and / or rent, all figures are exclusive of VAIT, intending purchasers or lessees must satisfy themselves as to the applicable VAIT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 09/25