UNIT 3 | THE ARENA
MOLLISON AVENUE | ENFIELD | EN3 7NL

Available
Q4 2026

Under Refurbishment

17,437 SQ FT
(1,619.93 sq m)

TO LET

DESCRIPTION.

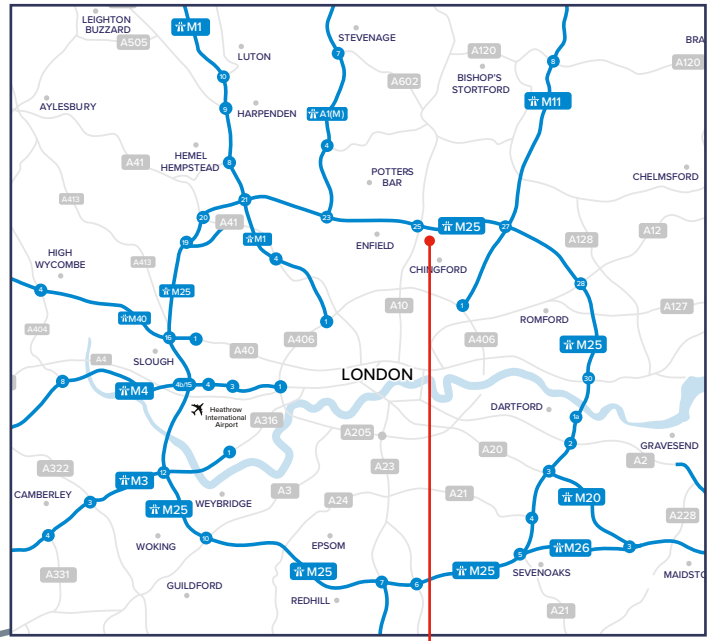
17,437 sq ft (1,619.93 sq m)

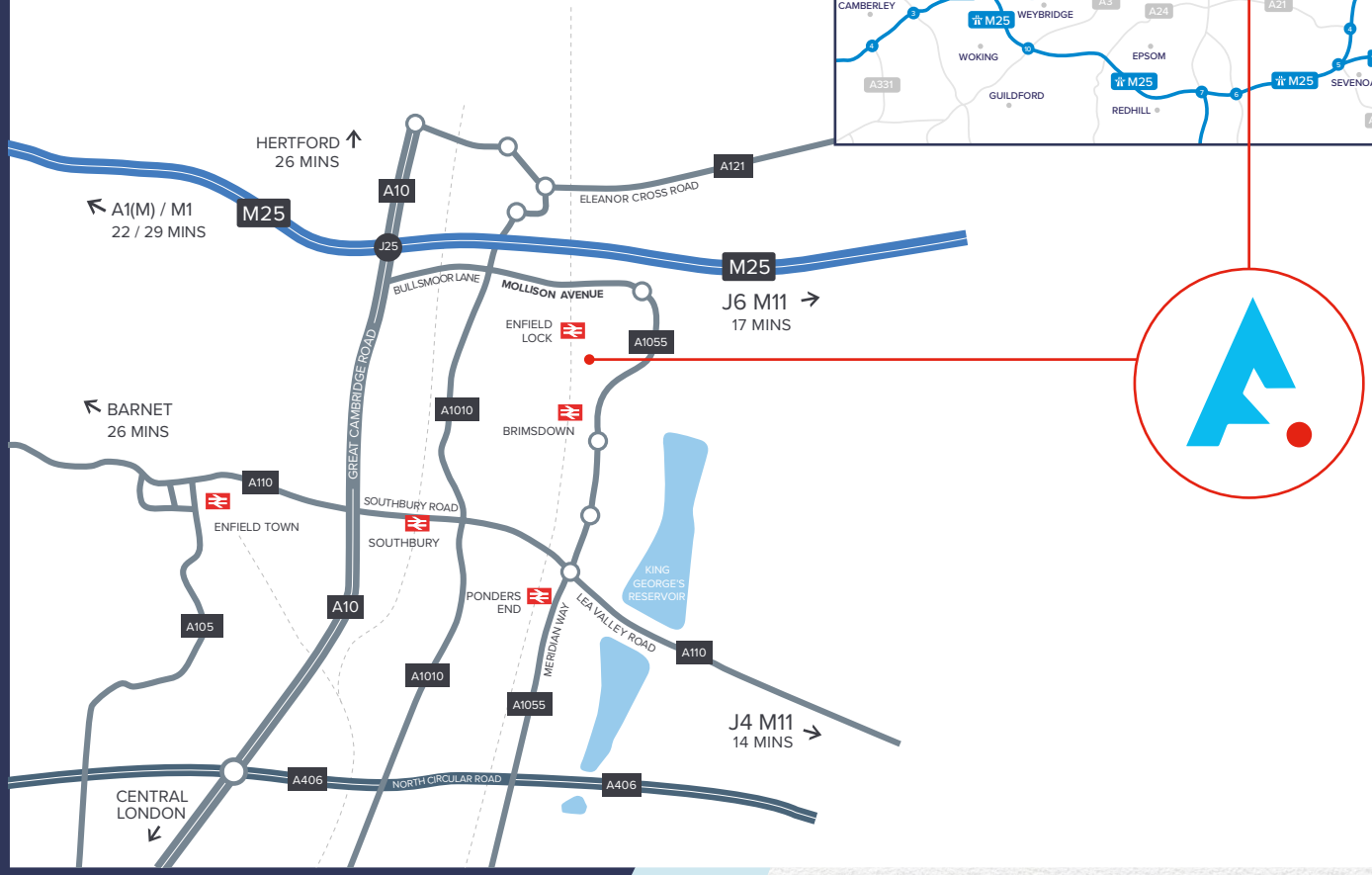
- Under Refurbishment
- 2 ground level loading doors
- 7.3m eaves rising to 9m at the apex
- 16 car parking spaces
- EV Charging
- PV panels
- Established industrial location
- 24/7 unrestricted access

A modern mid-terraced industrial unit undergoing an extensive refurbishment. 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).





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.

Description	sq ft	sq m
Warehouse	14,709	1,366.49
Ground floor office	1,364	126.72
1st floor office	1,364	126.72
Total	**17,437**	**1,619.93**

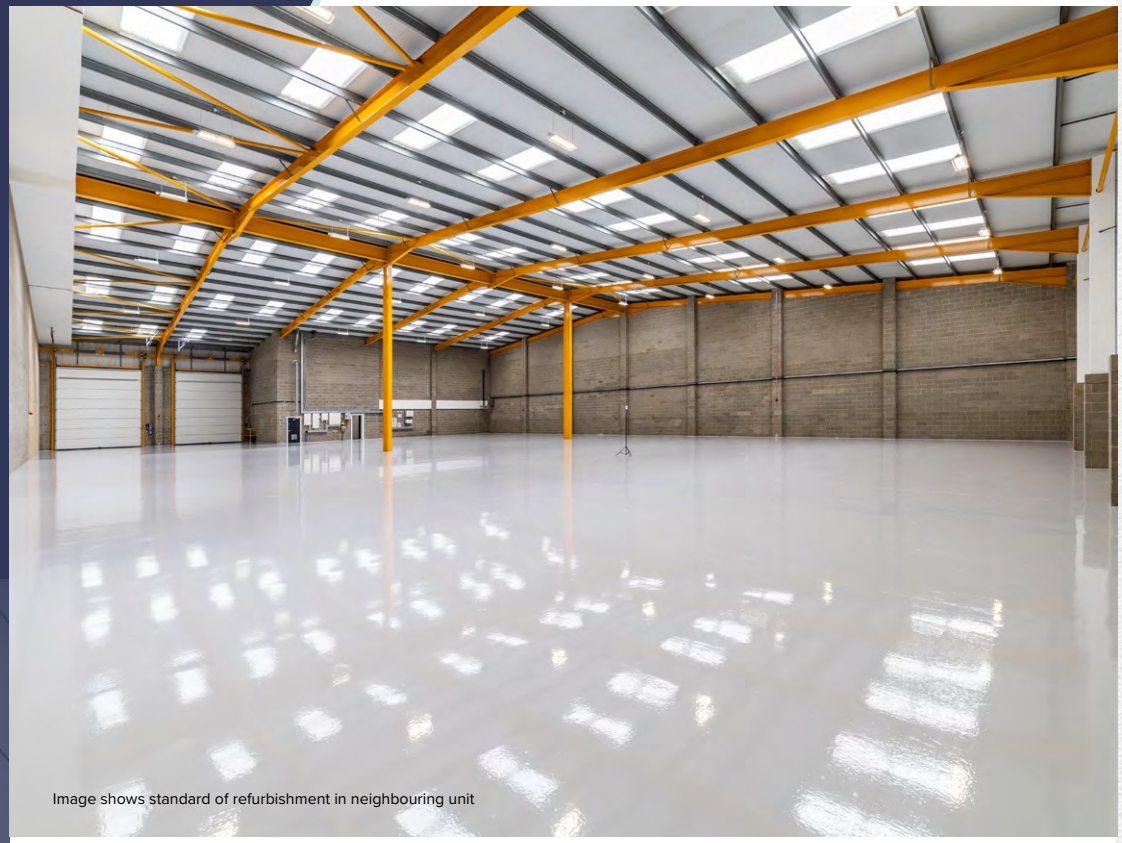


Image shows standard of refurbishment in neighbouring unit

TENURE

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

EPC

Available on request.

MOLLISON AVE
UNIT 3
BILTON WAY

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.

Image shows standard of refurbishment in neighbouring unit

BUSINESS RATES

Further information is available upon request.

VIEWINGS

Viewing strictly by prior appointment via the joint sole agents:

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