

# Unit 3

Epsilon Trade Park, Enfield, EN3 7SX

**adroit**  
REAL ESTATE ADVISORS

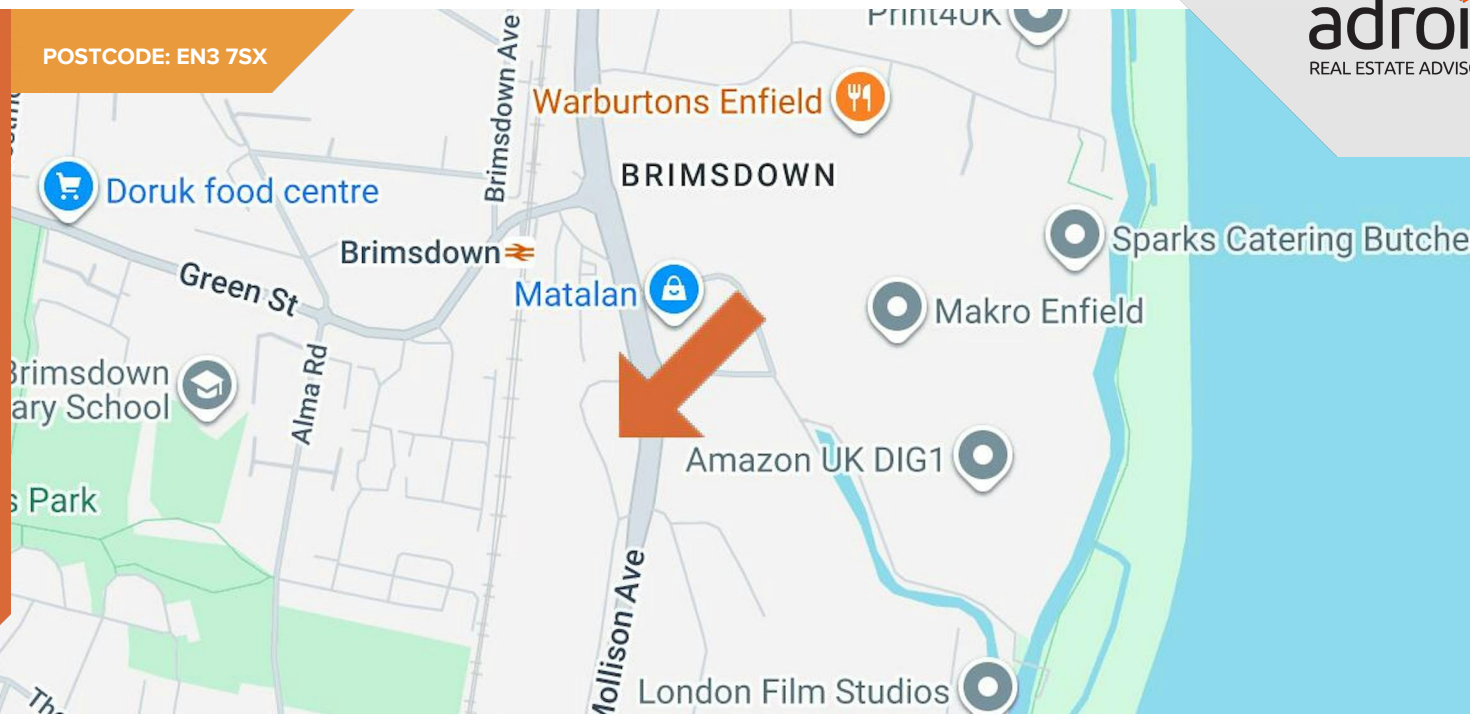


**TO LET**

**5,499 sq ft** (510.87 sq m)

- 6m Clear Internal Height
- High Profile location on Mollison Avenue
- Generous Yard and car parking area
- 11 Car Parking spaces
- LED Lighting
- EV Charging Point
- Air Conditioned offices

POSTCODE: EN3 7SX



## Description

High Profile end of terrace unit ideal for Trade Counter or industrial occupiers. Recently refurbished to a good standard and available on long or short term lease options.

## Location

The property is situated within the established Brimsdown Business Area, comprising Enfield's largest concentration of industrial & logistics space. Epsilon Trade Park links directly onto Mollison Avenue, the main arterial route through the industrial areas.

Enfield is strategically located 12 miles north of central London. The A10 connects the city to the M25 (junction 25) as well as connecting to the A406 (North Circular Road). With the M25 2 miles to the north, this affords access to the wider national motorway network including the M11, A1(M) and M1. Brimsdown station is within a short distance of the property and offers Greater Anglia mainline and Overground services running into London Liverpool Street, with a fastest journey time of 22 minutes. London City and London Stansted Airports are readily accessible being 16 and 29 miles from Enfield respectively.

## Accommodation

The property has been measured on the basis of Gross External Area:

| Name                                | sq ft        | sq m          |
|-------------------------------------|--------------|---------------|
| Ground - Warehouse and small office | 5,003        | 464.79        |
| 1st - Office                        | 496          | 46.08         |
| <b>Total</b>                        | <b>5,499</b> | <b>510.87</b> |

## Tenure

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

## EPC

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## Availability

Available Immediately

## Rent

£151,233 per annum passing rent

## Service Charge

£5,633 per sq ft previous year level

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

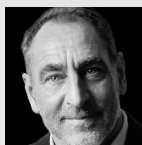
## Business Rates

Rateable Value of £82,000

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

## Adroit Real Estate Advisors



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