

NEWLY REFURBISHED WAREHOUSE/OFFICES



42 Aden Road

Enfield, EN3 7SY

**Newly Refurbished Ground Floor
Warehouse/Offices**

To be Let

4,560 sq ft
(423.64 sq m)

- Outside Security Roller Shutters
- Four Car Parking Spaces
- Fully Fitted Kitchen
- Electric Roller Shutter Loading Door
- Warehouse In Clear Space
- Newly Refurbished
- Gas Central Heating
- Rear Double Glazed Windows

Summary

Available Size	4,560 sq ft
Rent	£69,000 per annum
Rates Payable	£26,640 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	E (114)

Location

The property is situated on Aden Road at the junction with Duck Lees Lane close to Mollison Avenue, within the Brimsdown business area of Enfield. The building is readily accessible to the M25 (J25/A10) 2 miles to the north and the A406 North Circular Road, 3 miles to the south. The site sits between Ponders End and Brimsdown Stations, which provide frequent services to London Liverpool Street via Tottenham Hale (Victoria Line). This is an excellent location from which to serve north London and the wider greater London area.

Description

Comprises a mid terrace warehouse industrial building, arranged as ground floor open plan warehouse and offices. Access is provided from Aden Road, with direct access via an electric roller shutter loading door and separate personnel entrance. Externally there is surface hard-standing yard providing parking and loading area. The premises benefit from 3 phase electricity, gas central heating, to the warehouse, rear double glazed windows. The premises have been newly refurbished and benefit from fitted kitchen and toilet facilities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	3,430	318.66	Available
Ground - Offices	1,130	104.98	Available
Total	4,560	423.64	

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954

Rent

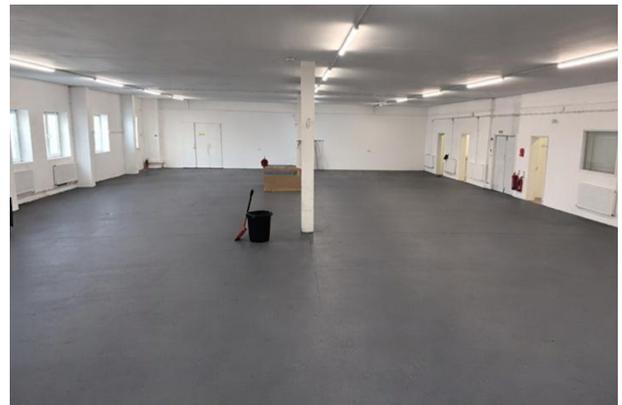
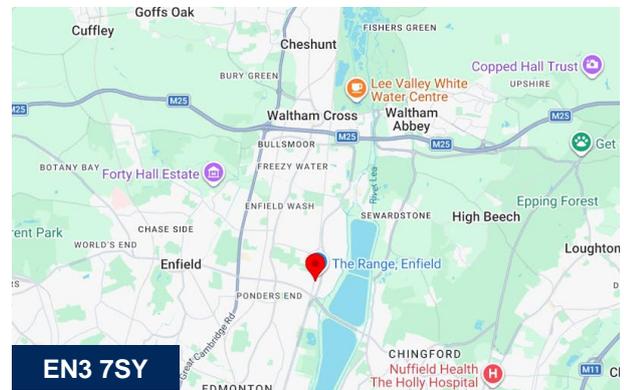
£69,000 pax

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through owner's SOLE agents as above.



Viewing & Further Information



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