

# 73 Lockfield Avenue

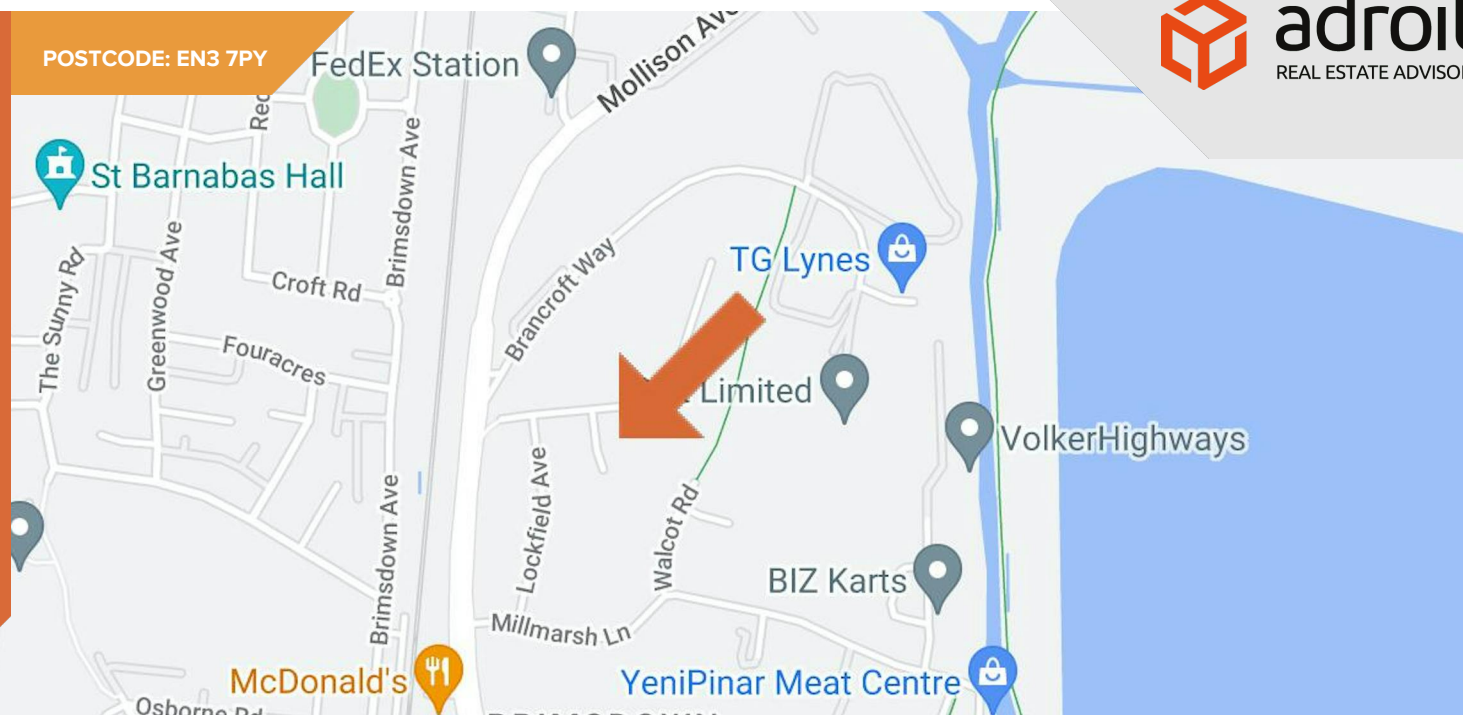
Enfield, EN3 7PY



**TO LET**

**8,747 sq ft** (812.62 sq m)

- Minimum warehouse height of 7.4m rising to 11.1m
- Substantial mezzanine comprising 4,798 Sqft
- Single ground level loading door
- Covered loading area
- Electric roller shutter door
- Available by Assignment/Sublet



## Description

The property comprises a single storey warehouse. Access to the warehouse is via a ground level loading door within a covered loading area. The small yard to the front of the unit has the ability to accommodate 4 cars. Within the warehouse is a mezzanine of 4,798 Sqft. The internal height within the warehouse is 7.4m rising to 11.1m. The height under the mezzanine is 3.1m.

## Location

The unit is located on Lockfield Avenue, within the established Brimsdown Industrial Estate. This location offers excellent access to Mollison Avenue (A1055), A110, A10 and the M25 being only 1.5 miles to the north. The North Circular Road (A406) is also easily accessible to the south.

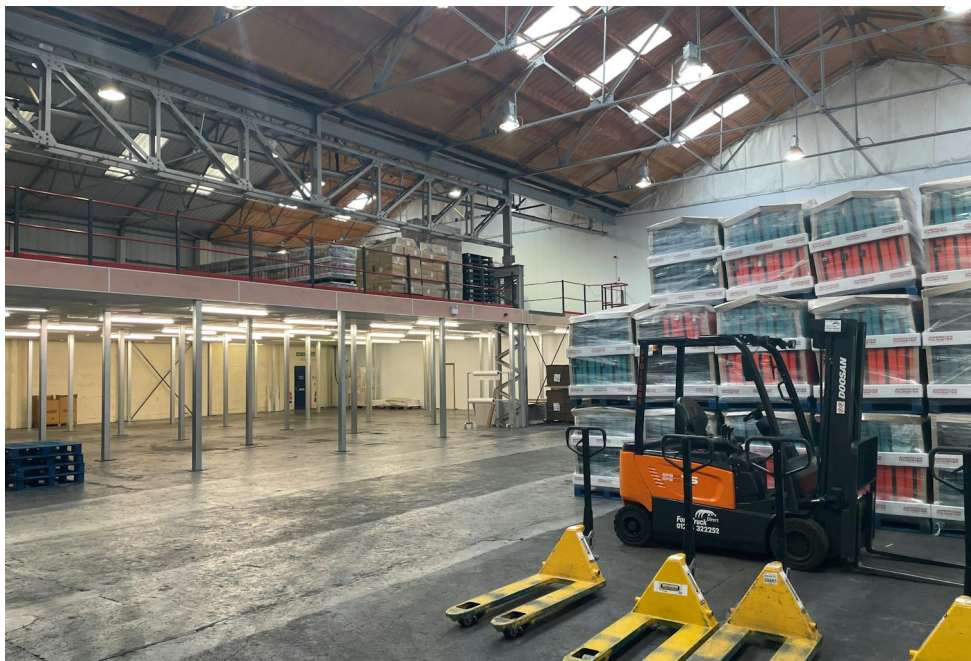
The units is within close proximity to Brimsdown Train Station and approximately 1miles from Enfield Lock Station.

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	8,747	812.62
Mezzanine	4,798	445.75
<b>Total</b>	<b>13,545</b>	<b>1,258.37</b>





## Tenure

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

## EPC

Available on request.

## Availability

Available Immediately

## Rent

£147,300 per annum Available by way of Sublease/Assignment. 7 years from 01/03/23 with a break option on the 5th anniversary

## 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 sole agents - Adroit Real Estate Advisors

## Adroit Real Estate Advisors



**Mark Gill**

T: 020 3961 8192

M: 07702 895 010

[mgill@adroitrealestate.co.uk](mailto:mgill@adroitrealestate.co.uk)



[www.adroitrealestate.co.uk](http://www.adroitrealestate.co.uk)

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. Generated on 03/06/2024