

Large Yard To Let With Offices

**1160 Mollison Avenue
Enfield EN3 7NJ**

- Would Suit a contractor but available for a variety of uses
- 24 hour access
- Available immediately
- Prominent roadside frontage
- In excess of 20,000 passing vehicles per day





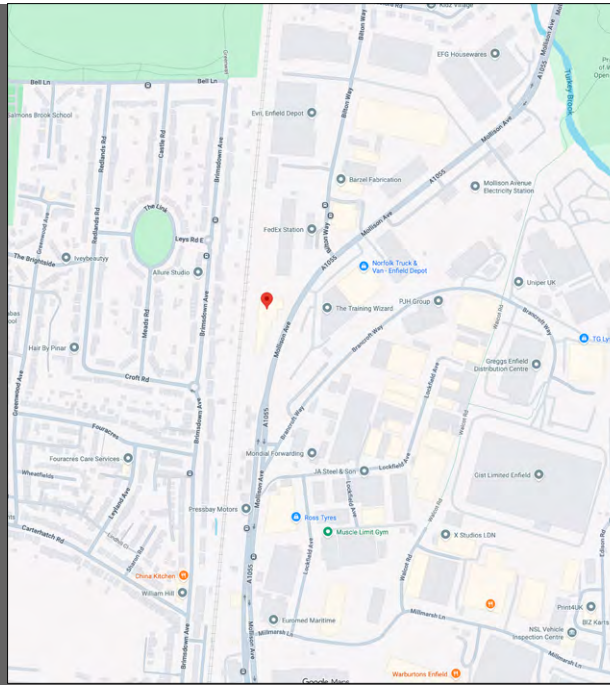


LOCATION

The site is located on Mollison Avenue, which is a main arterial road that connects to the North Circular Road (A406) circa 5.0 km (3.0 miles) to the south and Junction 25 of the M25, circa 3.0 km (2 miles) to the north, this property is well located for businesses serving North London and the wider Greater London area in the established and strategic industrial area of Brimsdown, Enfield.

Occupiers in the immediate vicinity include Cake Box, Greater London Demolition (GLD), Arco Professional Safety Services Ltd, SIG Distribution, Euro Car Parts, Makro, Matalan, Warburtons, Amazon, Evri, Siemens and The Range.

The property is walking distance from Brimsdown Railway Station (Greater Anglia) which provides frequent direct services to Tottenham Hale (Victoria Line), with a journey time of circa 8 minutes and London Liverpool Street Station with a journey time of circa 22 minutes.



DESCRIPTION

The premises includes a 2 storey office. The building fronts onto a substantial yard which is secured by automated steel entrance gates on a sliding track. The offices adjoin a secured caged area whilst a section of the yard is covered with a temporary roof.

BUSINESS RATES

The property is in an area administered by the London Borough of Enfield. The Rateable Value is £38,000 giving rise to rates payable of approximately £16,500 per annum.

RENT

£80,000 per annum.

LEASE

A New Full Repairing and Insuring Lease is available for a term to be agreed.

EPC

An EPC has been ordered.

FLOOR AREA

Ground Floor	493 sq ft	138.74 sq m
First Floor	822 sq ft	76.39 sq m
Yard	10,200 sq ft	947.87 sq m

VIEWING AND FURTHER INFORMATION



Strictly by appointment through the Agents:
James Bacon
Mob: 07501 598 981
Landline: 0208 143 3860
Email: james@murraycommercial.co.uk



Abas Anwar
Mob: 0785 322 7619
abas@assemblycre.co.uk

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