

# TRAFALGAR TRADING ESTATE, ENFIELD



MODERN UNITS ON PROMINENT TRADING ESTATE **TO LET**  
**UNIT 1 - 6,856 SQ FT**  
**UNIT 9 - 6,768 SQ FT**  
AVAILABLE NOW

UNIT 9 - 6,768 SQ FT  
UNIT 1 - 6,856 SQ FT  
REFURBISHED & NON-REFURBISHED  
TRADE / INDUSTRIAL UNITS  
AVAILABLE TO LET



LOCAL OCCUPIERS:



# DESCRIPTION

Trafalgar is a well established trade estate located in the Brimsdown industrial area of Enfield

Unit 9 comprises a newly refurbished terraced warehouse / trade unit of steel portal frame construction with a clear internal height of 6.25m. There is a total of 11 demised car parking spaces in front of the unit.

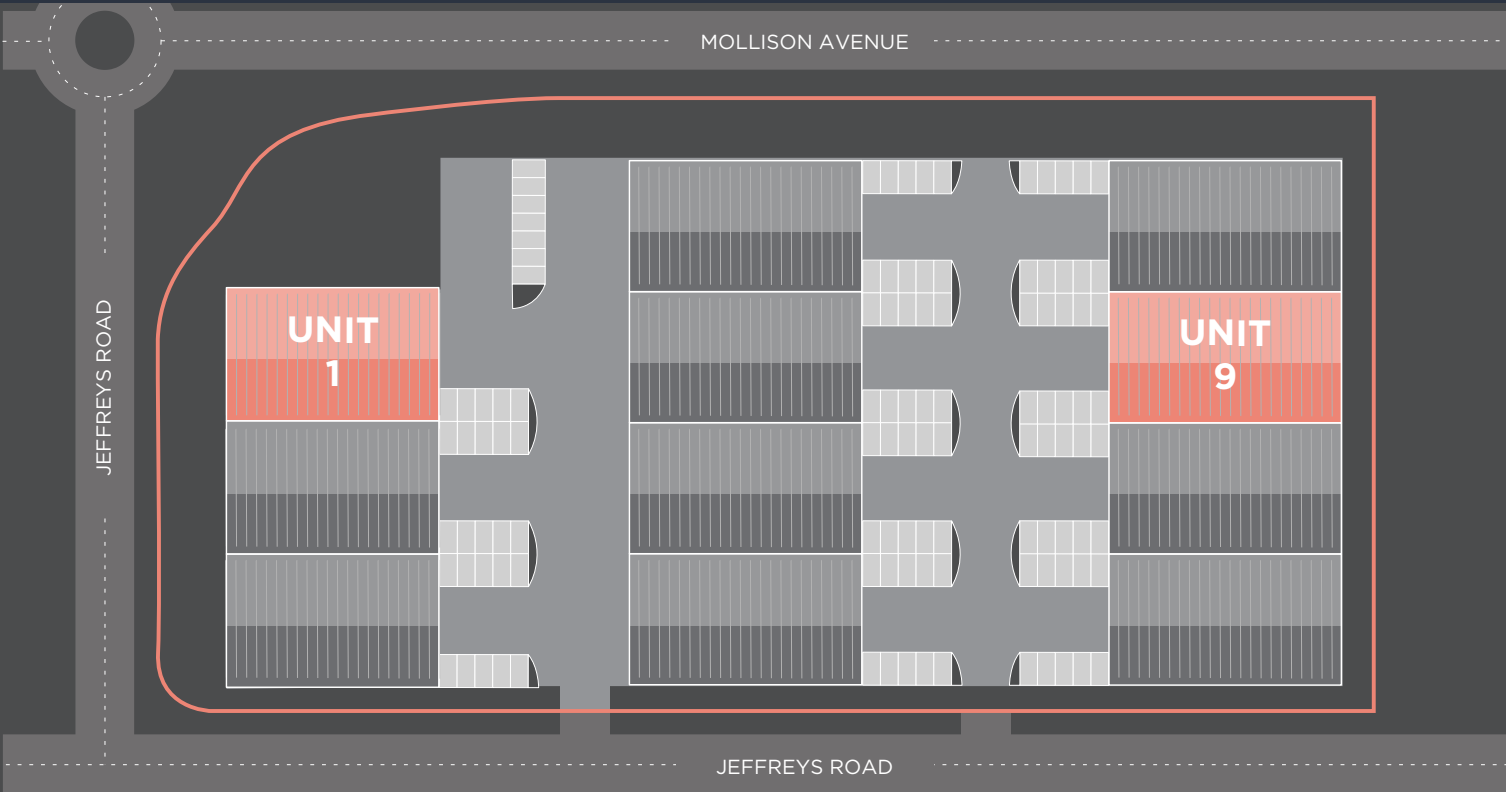
Unit 1 comprises a non-refurbished end of terrace industrial unit with excellent natural lighting. There is a total 10 car parking spaces within a generous, secure yard.

Both units benefit from first-floor ancillary offices, a dedicated lobby as well as WC and kitchen facilities. The units also have a second 'trade' access in the front elevation.



# ACCOMODATION TABLE

| UNIT   | GF WAREHOUSE | FF OFFICES | TOTAL       |
|--------|--------------|------------|-------------|
| UNIT 1 | 6,352 SQ FT  | 504 SQ FT  | 6,856 SQ FT |
| UNIT 9 | 6,131 SQ FT  | 637 SQ FT  | 6,768 SQ FT |



6.25M  
EAVES HEIGHT



ANCILLARY  
OFFICES



UNIT 1: 10 PARKING SPACE  
UNIT 9: 11 PARKING SPACE



1 GROUND LEVEL  
LOADING DOOR

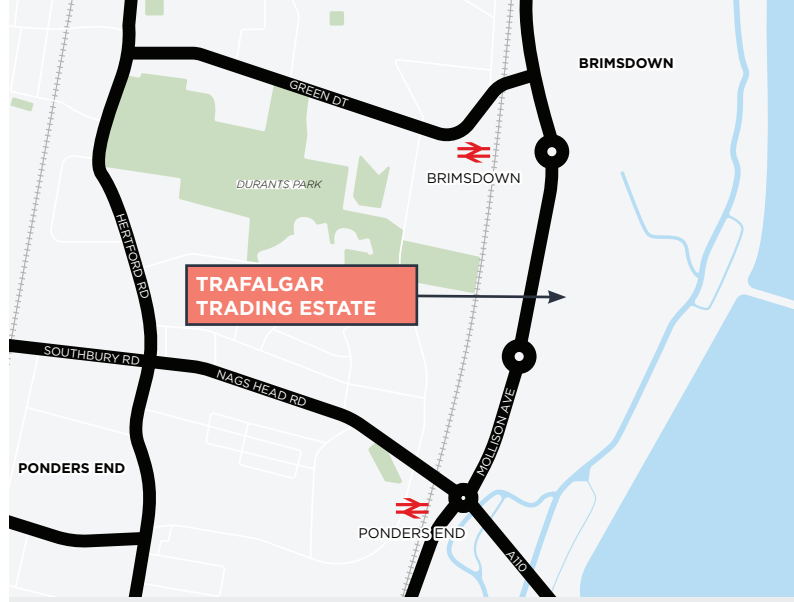
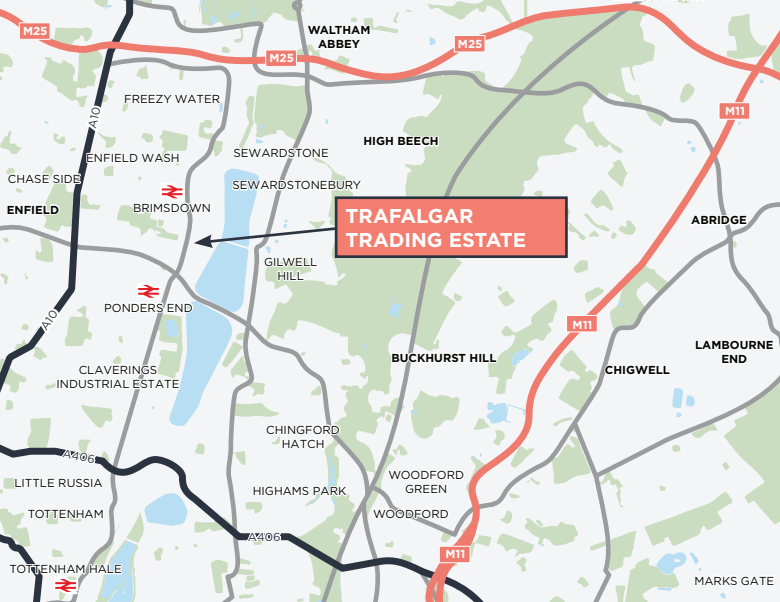


3 PHASE  
POWER



UNIT 1: EPC TBC  
UNIT 9: EPC "B"





## LOCATION

Trafalgar Trading Estate is located at the junction adjoining Mollison Avenue and Jeffreys Road, found in the Brimsdown Industrial Estate, Enfield. This is a prominent location with great visibility for passing traffic. This estate benefits from strong connection links, with the M25 (J25) within 2 miles north of the site and the A406 North Circular Road 3 miles to the south. Brimsdown Overground Station is a short walk from the estate, providing regular services to London Liverpool Street (c. 23 minutes).

| ROAD                | MILES | MINS |
|---------------------|-------|------|
| A406 NORTH CIRCULAR | 2.5   | 8    |
| M25                 | 2.2   | 11   |
| CITY OF LONDON      | 8.9   | 35   |

| RAIL        | MILES | MINS |
|-------------|-------|------|
| PONDERS END | 0.7   | 15   |
| BRIMSDOWN   | 0.8   | 14   |
| SOUTHBURY   | 4.7   | 28   |

### EPC

UNIT 1 EPC: TBC | UNIT 9 EPC: B.

### RENT

Upon Application.

### COSTS

Each party to bear their own legal costs in this transaction.

### TERMS

The units are available by way of new FRI leases on terms to be agreed.

For further information or to arrange an inspection please contact the joint agents:



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