

TO LET.



2, Millmarsh Lane, Enfield, EN3 7SW

Prominent Warehouse Unit - 99,109 sq ft (9,207 sq m) on 4.99 acres



Property Features

- Available short term, adjacent unit of 98,352 sq ft on Mollison Avenue also available
- Secure and gated yard
- 6.3m eaves height
- 12 ground level loading doors
- 20 car parking spaces

Description

Modern, detached industrial unit set on a site of 4.99 acres with ground floor warehouse and fitted first floor office and exterior canopy. The unit fronts Mollison Avenue and is available on a flexible, short term basis. The property benefits from the following features:

- 6.3m clear internal height, 8.7m at apex
- 12 level loading doors
- Secure gated yard
- 20 car parking spaces
- Fully fitted first floor offices
- Halogen lighting
- Canopy

An adjacent unit of 98,352 sq ft at Envoy 1371, Mollison Avenue is also available on a short term basis.

Location

The property is located just off Mollison Avenue (A1055) in the heart of Enfield's industrial and business centre and has excellent frontage when viewed from either direction.

The unit can be accessed via Stockingswater Lane off Mollison Avenue or via Braithwaite Road from the roundabout at Matalan.

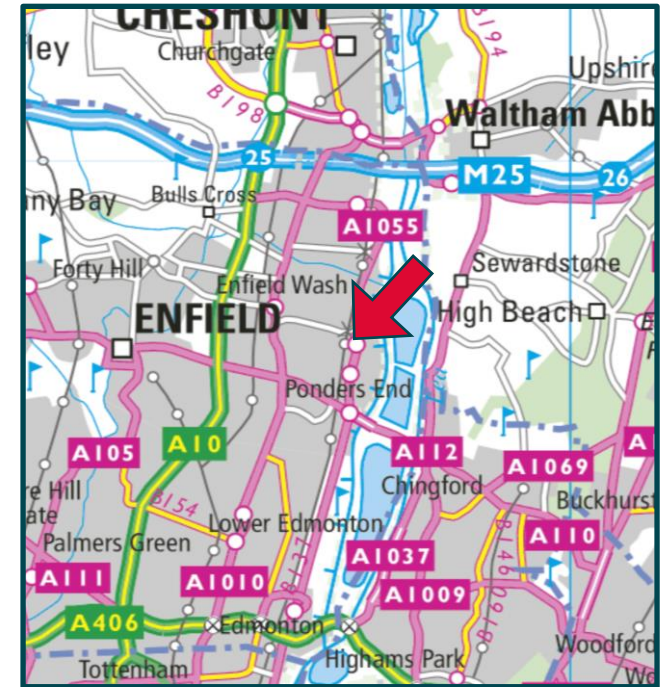
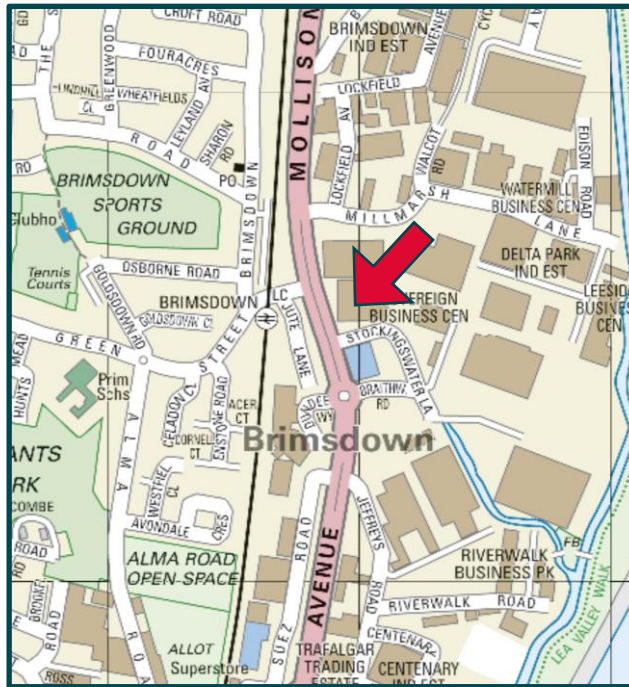
The location provides great access to transport networks, including the A10 (1.6 miles), the A406 North Circular (3.2 miles), The M25 Junction 25 (3.5 miles) and central London (13 miles).

Additionally, just opposite is Brimsdown Station providing rail links directly to Tottenham Hale (15 minutes), London Liverpool Street (30 minutes), as well as services to Gatwick and Heathrow airports.

Accommodation

	Sq Ft	Sq M
Warehouse	93,847	8,718
Ground Floor Office	5,262	488
TOTAL	99,109	9,207
Exterior Canopy	2,910	270
<i>Adjacent Unit also available</i>	<i>98,352</i>	<i>9,137</i>

Approximate gross internal area.





Terms

Immediately available to let on a new short term lease. Rent on application.

Due Diligence

Any interested party will be required to provide the Landlord and agent with information to comply with anti-money laundering legislation.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT will be charged on the quoting terms.

EPC

B:42



Contact

For further information, or to arrange a viewing, please contact the sole agents.



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SUBJECT TO CONTRACT

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Particulars dated July 2022. Photographs dated February 2022.

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