

# TO LET

The Envoy Site, Mollison Avenue, Enfield, EN3 7NJ  
Flexible Short Term Open Storage of up to 1.9 acres



## Property Features

- Up to 1.9 acres total remaining
- Secure and gated site
- Site can be taken whole or split as required
- Flexible term up to 12 months

# Location

The site 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 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.

# Description

The Envoy Site is a secure and gated hardstanding open storage yard. The site is a regular shaped 4.35 acres total which can be accessed from two points off Stockingswater Lane.

The site can be taken as a whole or can be split as required to provide flexible open storage space. An indicative plan of available plots is on the right.

The acre marked in pink on the Eastern and Western sides have been let, leaving 1.9 acres available to occupy.

# Accommodation

|              | Acres      |
|--------------|------------|
| <b>TOTAL</b> | <b>1.9</b> |

# Terms

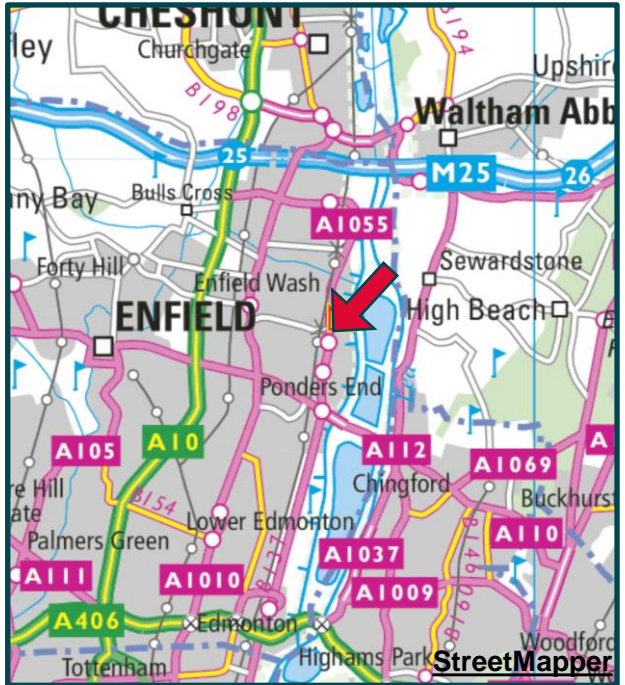
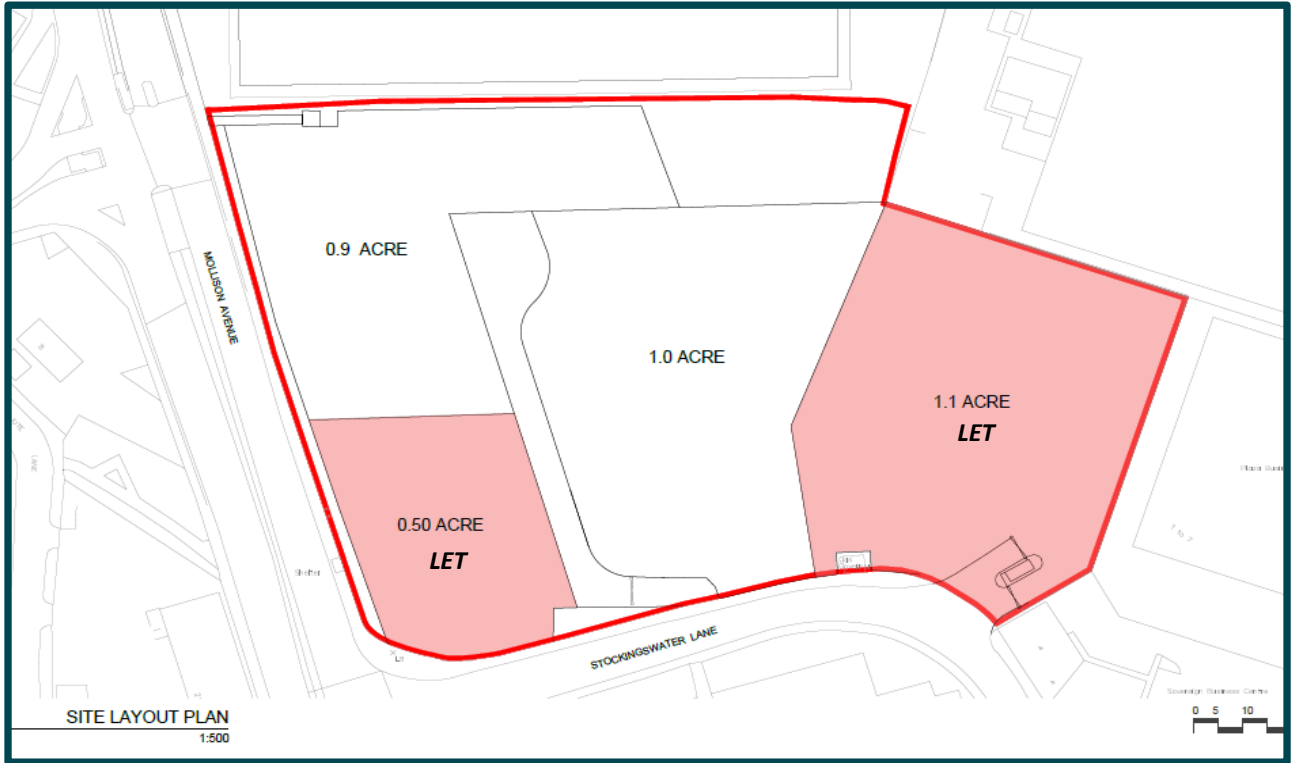
Immediately available to let on a new short term lease. Rent on application.

# Legal Costs

Each party to be responsible for their own legal costs.

# VAT

VAT will be charged on the quoting terms.



# Contact

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



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## SUBJECT TO CONTRACT

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Particulars dated June 2024. Photographs dated November 2023.

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