

25 MOLLISON AVENUE

Enfield EN3 7NT

19,324 sq ft (1,795 sq m)



Key Highlights

- Of interest to occupiers, developers & investors
- Self-contained, secure yard
- Duel Access of Bilton Way & Mollison Avenue
- High quality Industrial location
- 2.6 miles to the M25
- 13 miles to Central London
- Highly prominent building

SAVILLS LONDON
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Description

The Property comprises a self-contained industrial unit, with a secure yard and parking area. The accommodation is of concrete brick construction, benefitting from ancillary ground and first floor office space. The total building extends to approximately 19,324 sq ft with a clear internal eaves height of circa 5m rising to 8.3m at the apex. Access to the Property is either by Mollison Avenue or Bilton Way, where there are 2 surface loading doors.

Accommodation

FLOOR / UNIT	USE	SQ FT	SQ M
Ground Floor	Offices	1,791	166.4
First Floor	Offices	1,765	164.0
Ground Floor	Warehouse	10,580	982.9
Ground Floor	Storage	2,594	241.0
First Floor	Storage	2,594	241.0
TOTAL		19,324	1,795.3

All areas are approximate on a GIA basis.

Location

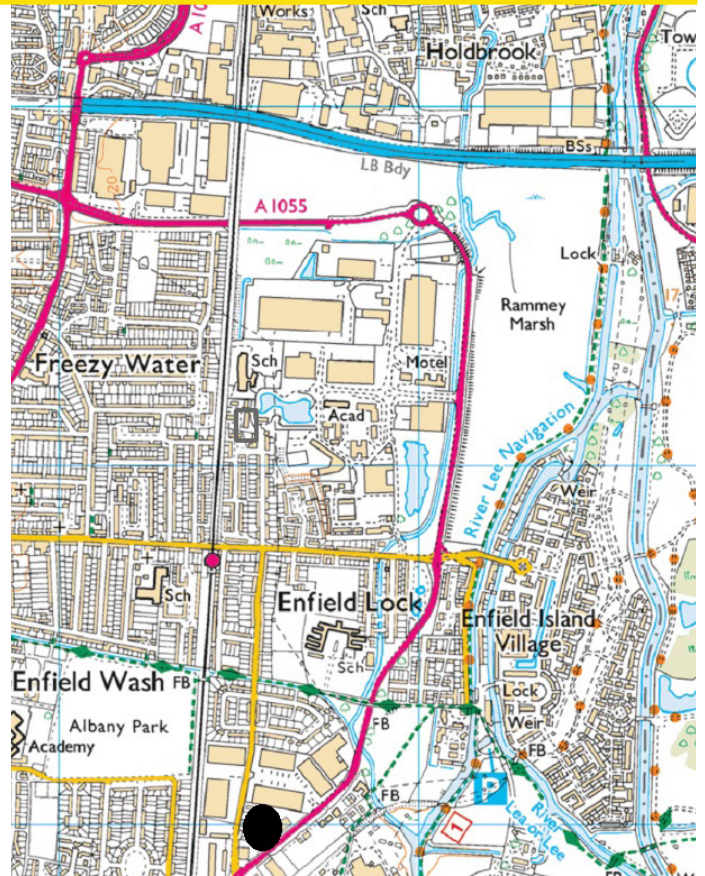
The Property is situated in the River Lea Industrial area, located in the London Borough of Enfield, approximately 3 miles (5 km) to the north-east of Enfield town centre. Mollison Avenue provides the main arterial route through the Brimsdown Estate, with Fedex/TNT directly opposite and other nearby occupiers including Greggs, Hermes and John Lewis/Ocado.

The property is well positioned with Junction 25 of the M25, which connects to the A10 at Waltham Cross, approximately 1.9 miles (3.06 km) to the north west of the site. Enfield Lock and Brimsdown station are approximately equidistance from the site, a c.12 minute walk away.

Both stations provide half an hourly services to London Liverpool Street with approximate journey times of 26 and 24 minutes respectively.

Specification

- 5m clear internal rising to 8.3m at the Apex
- Secure Yard with Dual Access
- High quality Industrial location
- Excellent parking provisions
- 2 surface level loading doors
- 2.6 miles to the M25
- EPC Rating - D(85)
- Kitchen and canteen facilities
- 13 miles to Central London



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Travel Distances

LOCATION	MILES	MINUTES
A10	2.0	7
Enfield (Centre)	3.2	13
Tottenham Hale	5.8	17
A406 (North Circular)	4.0	12
M25 (Junction 25)	1.9	10
M11 (Junction 6)	10.8	17
Central London	13.1	30
M1 (Junction 2)	27	27
A1 (M)	11.9	23
Heathrow Airport	25.2	52
Stansted Airport	23.8	40
Luton Airport	30.2	57

All distances and times are approximate.

Tenure

The property is available by way of purchasing the Freehold Interest. Vacant Possession will be provided on completion.

Further information is available on request

Rates

The property has a rateable value of £93,500.

VAT

The property is not elected for VAT.

Viewing

Strictly by appointment with Savills.

Contact

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