

# Self-Contained Site of 1.23 Acres

## With 14,826 Sq Ft Warehouse & Offices

FOR SALE OR TO LET

**s|b|h**  
*Page & Read*

37 Millmarsh Lane, Enfield, EN3 4AG

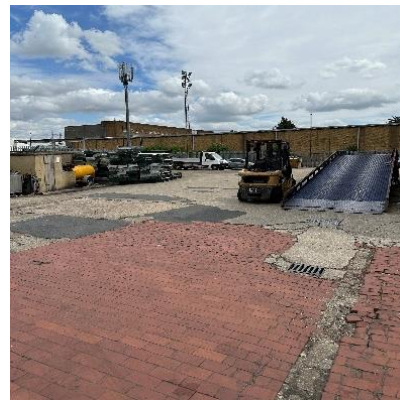
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### Location

The property is located on Millmarsh Lane, a short distance from Mollison Avenue, which provides access to the M25 (J25) at its intersection with the A10 Great Cambridge Road to the north and the A406 North Circular Road to the south.

Brimsdown overground station is within walking distance and provides regular overground services to London Liverpool Street via Tottenham Hale (Victoria Line).

The property is situated within the heart of Brimsdown Industrial area which is recognised as an excellent location from which to service the Greater London area.



### Description

The property comprises a secure self-contained surfaced site upon which sits a steel portal frame building providing warehouse and office space.

The warehouse benefits from overhead gantry crane and 2 loading doors and 3 phase electricity supply. The offices benefit from suspended ceiling with recessed lighting, perimeter trunking and air conditioning with staff-room/kitchen, WC's and shower.

There are 2 points of access to the site from Millmarsh Lane and there is also a 44 tonne public-weighbridge.



# COMMERCIAL PROPERTY SPECIALISTS

## Accommodation

|                         |                         |
|-------------------------|-------------------------|
| Ground Floor Warehouse: | 7,460 Sq Ft             |
| Ground Floor Offices:   | 3,683 Sq Ft             |
| First Floor Storage:    | 3,683 Sq Ft             |
| <b>Total:</b>           | <b>14,826 Sq Ft GIA</b> |

**Site Area:** 1.23 Acres

## Amenities

- Self-contained site
- Secure fencing
- Security lighting
- CCTV
- Public weighbridge
- Overhead gantry crane

## Terms

The freehold in the entire site is available with vacant possession. We are inviting offers in excess of £7.5m.

Alternatively the site is available to lease for a term by negotiation at a rent of £450,000 pax .



## Business Rates

The property is listed on the Valuation Office web-site with a rateable value of £158,000 for 2023/24.

## Legal Costs

Each party is to bear their own legal costs.

## Energy Performance Assessment Rating

|   |                           |                                 |   |
|---|---------------------------|---------------------------------|---|
| 37 Millmarsh Lane<br>ENFIELD<br>EN3 7UY | Energy rating<br><b>B</b> | Valid until:<br>8 November 2032 | Certificate number:<br>7277-3289-3936-9094-2878 |
|---|---------------------------|---------------------------------|---|

## Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



**CLIFF BONNETT**

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cliff@sbhpageread.co.uk



**BEN PATER**

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