

Millmarsh Lane

Enfield EN3 7UY

Warehouse | 17,108 ft²



Secure yard to front of unit



Clear height 5.3m to 6.5m apex



Two electric loading doors



Parking spaces to rear



Approx. 16m loading apron



Kitchenette and W/C facilities

Available to Let



Location & Connections

The unit is located on Millmarsh Lane in the heart of the Brimsdown industrial Estate. This location offers excellent access to Mollison Av (A1055), A110, A10 and M25 being only 1.5 miles to the north. The North Circular Road (A406) is also easily accessible to the south. Brimsdown station is located 0.3 miles away and regular services run to London Liverpool Street.





Description

A semi-detached unit on a terrace of three units. The unit has a concrete portal frame and brickwork to the elevations. The unit benefits from a secure yard to the front of the unit with additional car parking to the rear, as well as W/C facilities and a kitchenette area.

Further information

EPC
C

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 61	Warehouse	17,108	Immediately
Total		17,108	

[Book a viewing](#)

Peter Cole
Mileway
southeast@mileway.com
0203 991 3516

Charlie Perkins
Knight Frank
charlie.perkins@knightfrank.com
07974 366 158

Mark Gill
Adroit Real Estate Advisors
mgill@adroitrealestate.co.uk
07702 895 010

Tori Forster
Knight Frank
victoria.forster@knightfrank.com
07974 366 137

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway