

# Millmarsh Lane

19 Millmarsh Lane Enfield EN3 7QG

IOS Class 1 | 84,567 ft<sup>2</sup>



Class 1 open storage site



Two large concrete yards



Unrestricted B8 use



Prime industrial location



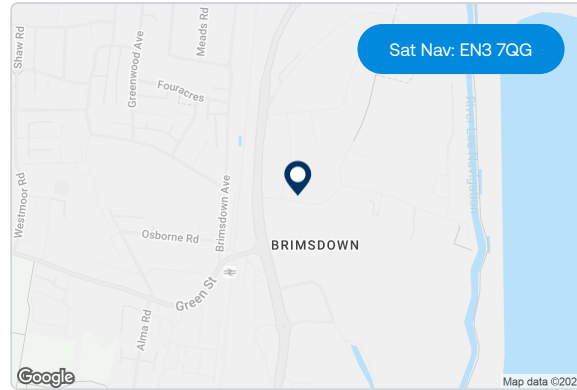
Cross Dock Facility



44 tailboard height loading docks

Available to Let



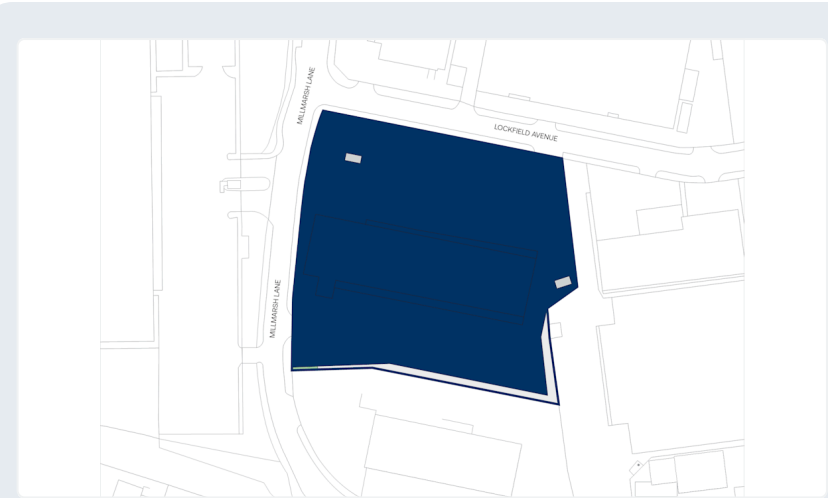


## Description

Located in a prime Enfield industrial location, this 2.17 acres site has previously been utilised as a Fed-Ex depot, and would suit continued use on an unrestricted B8 basis. The site is a Class 1 (B9) open storage site and is fully secure and fenced. The surface of the yard is concrete and the site benefits from multiple access points. The workshop unit comprises a street portal frame building with 3 storey offices to the front and is clad in metal profile sheeting. The unit benefits from 44 tailboard height loading docks, 5 of which are dock level, a cross-docked layout and a security gate house.

## Location

The property is located close to the junction of Millmarsh Lane and Mollison Avenue, providing further access to the M25 and wider motorway network. M25 junction 25 is 3.5 miles away and the north circular is 4 miles away. Brimsdown mainline rail station is approximately a 4 minute walk and London Stansted airport is 20 miles north.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Class 1 IOS Site	IOS Class 1	84,567	Immediately
Total		84,567	

Cross Dock Warehouse & Open Storage Land 27,680 sq ft on 2.17 acres

## Further information

### EPC

Office: D, WH: D,

### 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.

[Book a viewing](#)

David Deeley  
Mileway  
southeast@mileway.com  
0203 991 3516

James Butcher  
Carter Jonas  
James.Butcher@carterjonas.co.uk  
07890 300 100

Hugh Stanton  
DTRE  
hugh.stanton@dtre.com  
07730 357 434

Tyler Smith  
Carter Jonas  
tyler.smith@carterjonas.co.uk  
07799348165

Robert CoHu  
DTRE  
robert.cohu@dtre.com  
07860659043

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**