



Millmarsh Lane

19 Millmarsh Lane, Middlesex, Enfield, EN3 7QG
IOS Class 1 | 84,567 sq ft (7,855 sq m) | 1.94 acres

LastMileFirst | mileway.com

Open Storage Land

84,567 sq ft (7,855 sq m)



Class 1 open
storage site



Two large
concrete yards



Unrestricted
B8 use



Prime industrial
location



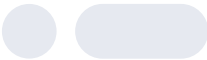
Cross Dock
Facility



V44 tailboard height
loading docks

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 (89) 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.



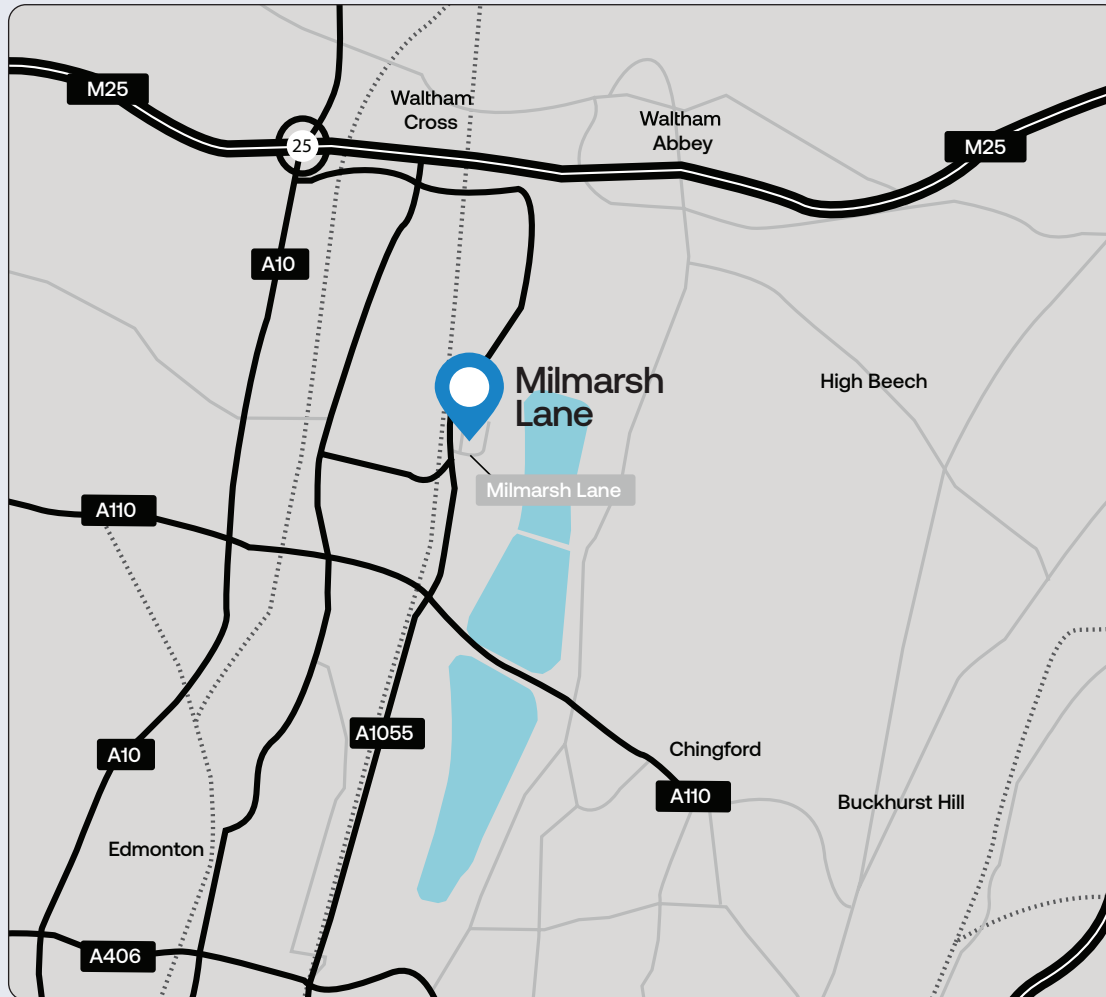


Site Plan

Unit	Property Type	Size (Sq Ft)	Availability
Class 1 IOS Site	IOS Class 1	84,567	Immediately
Total	-	84,567	-



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.



Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Open Storage Classification

To learn more about the classification system and what this means, please click [here](#)

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[Book a viewing](#)

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Further information:

Rent
Price on application.

EPC
EPC to be reassessed following refurbishment.

VAT
VAT is applicable.

Terms
The property is available by way of new lease on terms to be agreed.

Legal costs
Each party to bear their own legal fees.

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