

## TO LET

**DETACHED WAREHOUSE  
PART TRADE COUNTER USE  
ON SELF-CONTAINED SITE OF 1.06 ACRES  
1,937.89 SQ M (20,859 SQ FT)**



**1063 MOLLISON AVENUE  
ENFIELD EN3 7NJ**

**ONLY £5.00 PER SQ FT**

See important notice overleaf

# 020 8367 5511

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## 1063 MOLLISON AVENUE ENFIELD EN3 7NJ

### DESCRIPTION & SITUATION

This property is set in its own grounds of 1.06 acres comprising a late 60s detached single storey warehouse unit with the benefit of full B8 storage and distribution use. The property is of concrete portal frame construction under a profiled metal sheet roof and has the benefit of a large yard area.

The premises are located on the east side of Mollison Avenue being diagonally opposite to Bilton Way, which provides ease of access to Junction 25 of the M25 to the north and the A406 North Circular Road to the south.

### FEATURES

- DETACHED WAREHOUSE**
- LARGE SELF-CONTAINED CONCRETE YARD – TOTAL SITE AREA 1.06 ACRES APPROX.**
- MAIN ROAD POSITION**
- EAVES HEIGHT TO UNDERSIDE OF ROOF 5.77 METRES (18 FEET 10 INS)**
- ELECTRICITY SUB-STATION ON SITE**
- FULL B8 WAREHOUSE AND DISTRIBUTION CONSENT WITH ANCILLARY TRADE COUNTER**
- SHOWROOM AND OFFICE AREAS**

### FLOOR AREAS

Floor areas are gross internal and approximate only

	(sq m)	sq ft
Ground Floor Warehouse Unit	1,782.44 sq m	19,186 sq ft
Ground Floor Offices	155.45 sq m	1,673 sq ft
<b>Total Area</b>	<b>1,937.89 sq m</b>	<b>20,859 sq ft</b>

### TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed with 5 year rent reviews.

### RENT

Only £5.00 per sq ft per annum exclusive

### RATES

To be assessed

### LEGAL COSTS

Both parties' reasonable legal costs are to borne by the ingoing tenant.

### VIEWING

Contact Sole Agents  
**BOWYER BRYCE**  
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### Important Notice

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