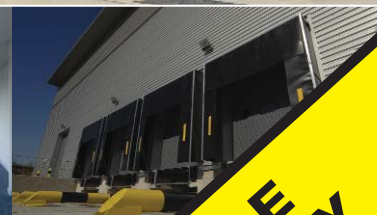
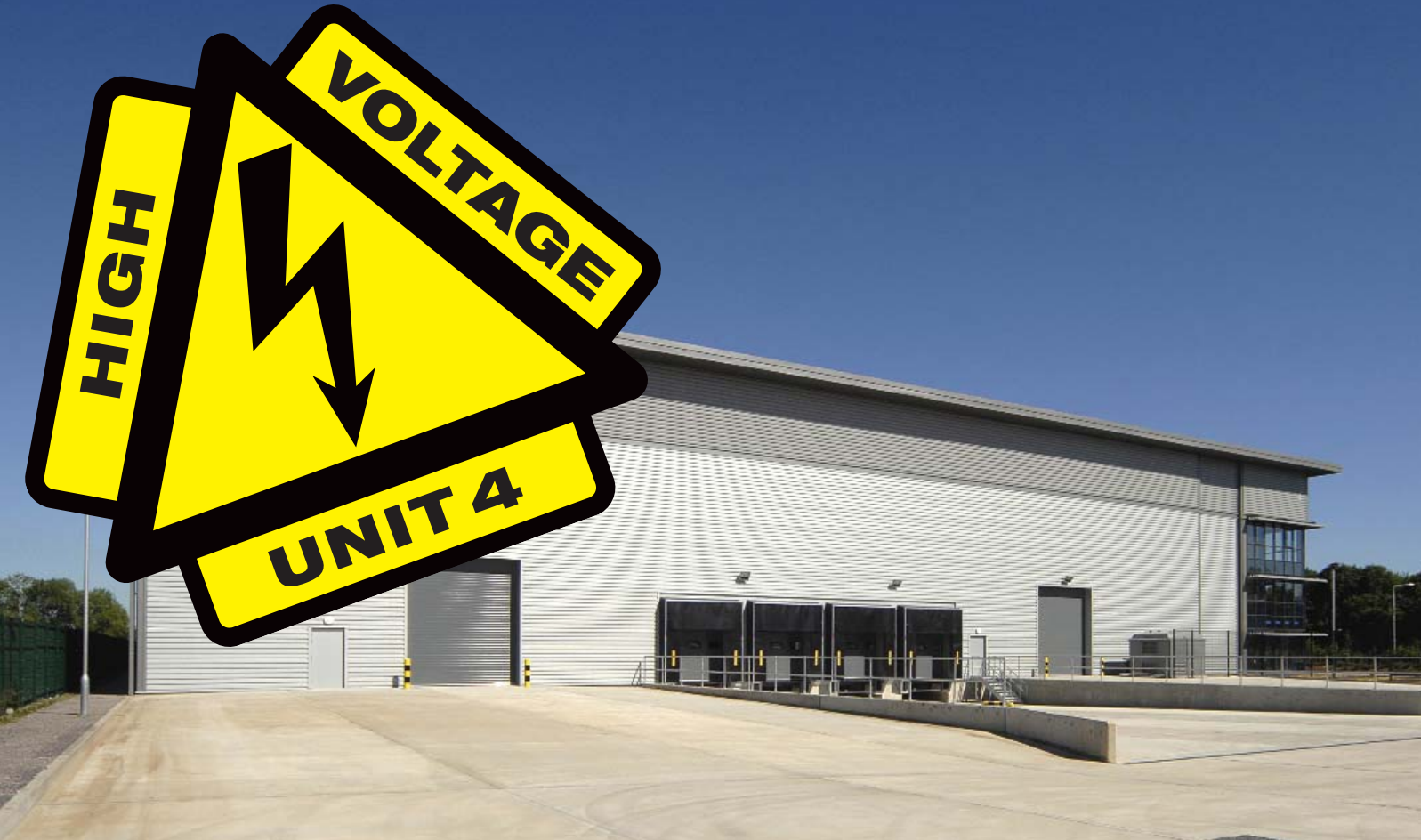


voltage

UNIT 4 ■ MOLLISON AVENUE ■ ENFIELD ■ EN3 7XQ

Canmoor



New HQ industrial/
warehouse unit 79,642 sq ft

**AVAILABLE
IMMEDIATELY**

- M25 J25 - 1 mile
- A406 North Circular - 5 miles
- A1(M) - 8 miles
- High quality offices
- Large secure self contained yard and car parking
- 24/7 estate security

ENFIELD

www.canmoor.com/enfield

voltage

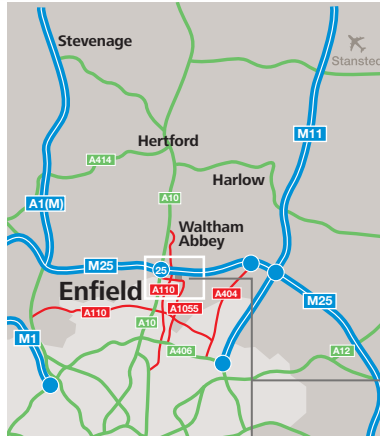
UNIT 4 ■ MOLLISON AVENUE ■ ENFIELD ■ EN3 7XQ

Canmoor

LOCATION

UNIT 4 VOLTAGE is located just off Mollison Avenue (A1055). Road links are excellent with the A1055 linking to the A406 southwards and the A10 and M25 (J25) northwards. Rail facilities are easily accessible at both Brimsdown and Enfield Lock station with services in to London Liverpool Street and underground connections at Tottenham Hale (Victoria Line).

M25/J25	1 mile
A406 North Circular	5 miles
M1	8 miles
M11	8 miles
A1(M)	8 miles
Stansted Airport	29 miles



Sat Nav Ref
EN3 7XQ



FEATURES

WAREHOUSE

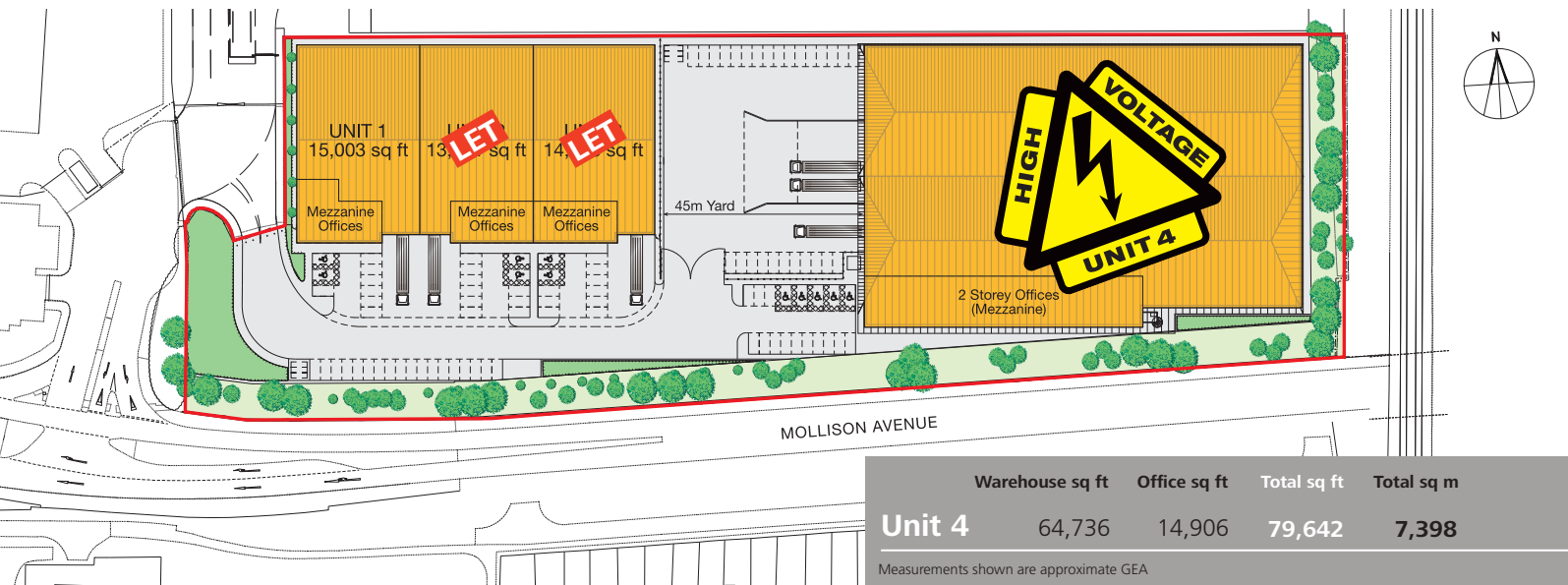
- Eaves height 12m
- Floor loading 50 kN/sq m
- 4 dock levellers
- 2 up and over loading doors

EXTERNAL

- Secure yard
- High quality landscaping
- On site car parking

OFFICES

- 150mm raised access floors
- 8 person passenger lift
- Raised floors
- Comfort cooling



TERMS

The unit is available to let on a new FRI lease for terms to be agreed, or may also be available freehold.

For further information and all enquiries please contact the joint sole agents.

Viewing strictly through joint sole agents.



Ian Harding/Paul Quay



Richard Lord/Sam Smith