

voltage

MOLLISON AVENUE ● ENFIELD ● EN3 7XQ

Canmoor

50% LET

4 prominent new industrial/warehouse units located close to Junction 25 of the M25

2 Units Remaining
15,003 & 79,642 sq ft

TO LET

- M25 J25 - 1 mile
- A406 North Circular - 5 miles
- M1 - 8 miles

ENFIELD

www.canmoor.com/enfield

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



Sat Nav Ref
EN3 7XQ



FEATURES

UNIT 4

- 50 kN/sq m floor loading
- 12m clear internal height
- 4 dock levellers
- 2 electrically operated up and over loading doors
- Secure yard

- Fully fitted 1st and 2nd floor offices
- 150mm raised access floor
- Comfort cooling to office areas
- 8 person passenger lift

UNIT 1 & 2

- 35 kN/sq m floor loading
- Electrically operated up and over loading doors
- 8m clear internal height
- 3 compartment perimeter trunking
- Solar tubes to first floor landings and wc's
- Gas-fired central heating system
- Fully fitted 1st floor offices

ACCOMMODATION

	Warehouse sq ft	Office sq ft	Total sq ft	Approx. Gross External Floor Area
Unit 1	12,859	2,144	15,003	15,003
Unit 2	12,859	2,144	15,003	15,003
Unit 4	64,736	14,906	79,642	79,642
TOTAL	Approximate Gross External Floor Areas		94,645	(81,000)

LET TO PROCOOK WARE LTD
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Viewing strictly through joint sole agents.

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