# Unit 4, The Arena

**Mollison Avenue, Enfield, EN3 7NL**

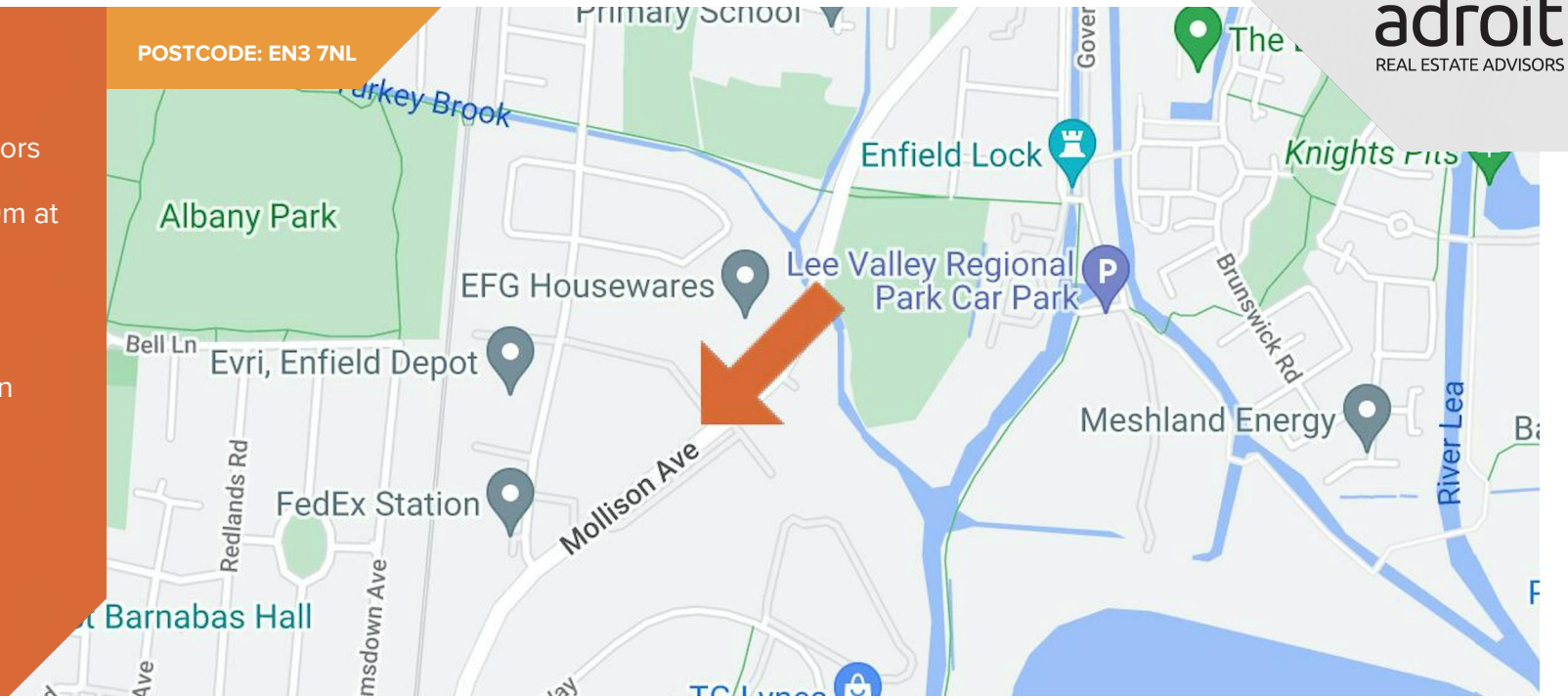
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## TO LET

**24,664 sq ft** (2,291.36 sq m)

- Extensively refurbished
- Two ground level loading doors
- 7.3m eaves height rising to 9m at the apex
- 41 car parking spaces
- Established industrial location
- 24/7 unrestricted access
- EPC A+




## Description

A modern end of terrace industrial unit which has been extensively refurbished. The unit is of portal frame construction benefiting from 2 storey offices. The warehouse benefits from 7.3m eaves rising to 9m at the apex. There are 41 car parking spaces in total and loading to the warehouse is via 2 ground level loading doors.

## Location

The unit is located within The Arena Estate - an established location directly off Mollison Avenue (A1055). The location benefits from excellent road links with the A1055 linking to the North Circular Road (A406) to the south and A10 and M25(J25) to the north. Rail facilities are easily accessible at both Enfield Lock Station and Brimsdown. Both stations offer services into London Liverpool Street and Underground connections at Tottenham Hale (Victoria Line).

## Accommodation

The accommodation comprises the following areas:

| Description | sq ft | sq m |
|---|---|---|
| Warehouse | 20,378 | 1,893.18 |
| Ground Floor Office | 2,143 | 199.09 |
| 1st Floor Office | 2,143 | 199.09 |
| **Total** | **24,664** | **2,291.36** |

## Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

## EPC

Available on request.

## Availability

Further information is available upon request.

## Rent

Rent on application

## Service Charge

Further information is available upon request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

Further information is available upon request.

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors and DTRE

## Adroit Real Estate Advisors



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