Unit 3 Epsilon Trade Park

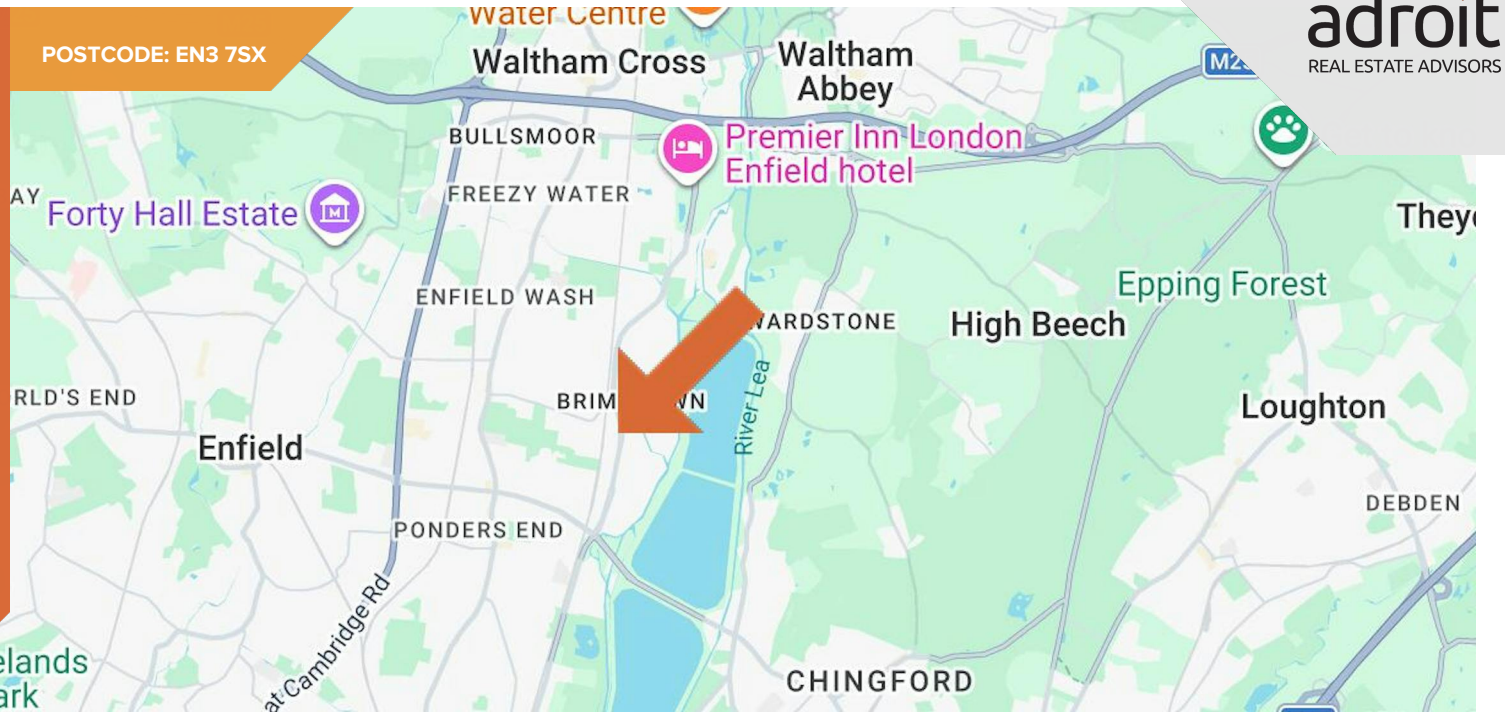
Enfield, EN3 7SX

adroit
REAL ESTATE ADVISORS

TO LET

5,499 sq ft (510.87 sq m)

- 6m Clear Internal Height
- High Profile location on Mollison Avenue
- Generous Yard and car parking area
- 11 Car Parking spaces
- LED Lighting
- EV Charging Point
- Air Conditioned offices



Description

High Profile end of terrace unit ideal for Trade Counter or industrial occupiers. Recently refurbished to a good standard and available on long or short term lease options.

Location

The property is situated within the established Brimsdown Business Area, comprising Enfield's largest concentration of industrial & logistics space. Epsilon Trade Park links directly onto Mollison Avenue, the main arterial route through the industrial areas.

Enfield is strategically located 12 miles north of central London. The A10 connects the city to the M25 (junction 25) as well as connecting to the A406 (North Circular Road). With the M25 2 miles to the north, this affords access to the wider national motorway network including the M11, A1(M) and M1. Brimsdown station is within a short distance of the property and offers Greater Anglia mainline and Overground services running into London Liverpool Street, with a fastest journey time of 22 minutes. London City and London Stansted Airports are readily accessible being 16 an 29 miles from Enfield respectively.

Accommodation

The property has been measured on the basis of Gross External Area:

Name	sq ft	sq m
Ground - Warehouse and small office	5,003	464.79
1st - Office	496	46.08
Total	**5,499**	**510.87**

Tenure

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

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Availability

Available Immediately

Rent

£151,233 per annum 10 year lease granted 21st July 2025 with a Tenant break option on 5th anniversary.

Service Charge

£5,633 per sq ft

Legal Costs

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

Business Rates

Rateable Value of £82,000

Viewings

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

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