Millmarsh Lane

Enfield EN3 7UY

Warehouse | 17,108 ft²

- Secure yard to front of unit
- Clear height 5.3m to 6.5m apex
- Two electric loading doors
- Parking spaces to rear
- Approx. 16m loading apron
- Kitchenette and W/C facilities



Location & Connections

The unit is located on Millmarsh Lane in the heart of the Brimsdown industrial Estate. This location offers excellent access to Mollison Av (A1055), A110, A10 and M25 being only 1.5miles to the north. The North Circular Road (A406) is also easily accessible to the south. Brimsdown station is located 0.3 miles away and regular services run to London Liverpool Street.









Description

A semi-detached unit on a terrace of three units. The unit has a concrete portal frame and brickwork to the elevations. The unit benefits from a secure yard to the front of the unit with additional car parking to the rear, as well as W/C facilities and a kitchenette area.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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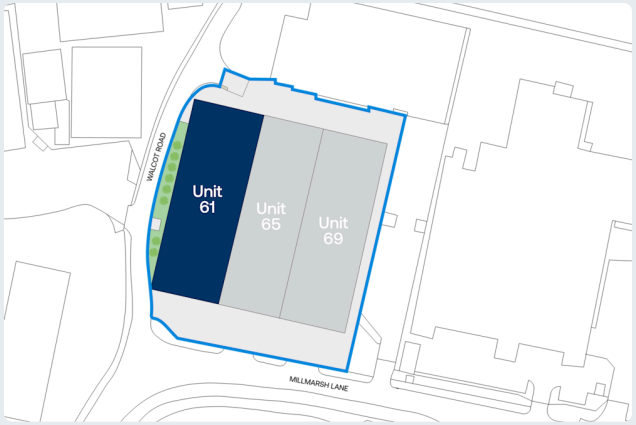

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 61	Warehouse	17,108	Immediately	27,090	C
Total		17,108			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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