UNIT 4 | THE ARENA
MOLLISON AVENUE | ENFIELD | EN3 7NL

EXTENSIVELY REFURBISHED

Immediately Available

24,664 SQ FT
(2,291 sq m)

TO LET

DESCRIPTION.

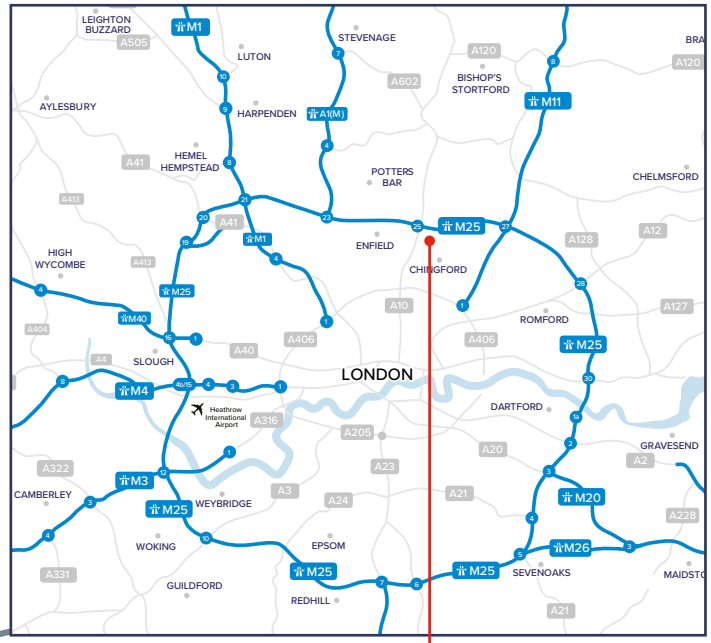
24,664 sq ft (2,291 sq m)

- Extensively refurbished
- Two ground level loading doors
- 7.3m eaves height rising to 9m at the apex
- Generous car parking
- EV charging
- PV panels
- Established industrial location
- 24/7 unrestricted access

A modern end of terrace industrial unit which has undergone an extensive refurbishment. 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 39 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).



///edit.jungle.swept

Google Maps

M25 J25	3 miles
A406	4 miles
M11 J4	8 miles
M1 / M25 junction	18 miles
Central London	14 miles

Source: Google Maps

London City	17 miles
London Stansted	28 miles
London Luton	32 miles
London Heathrow	40 miles

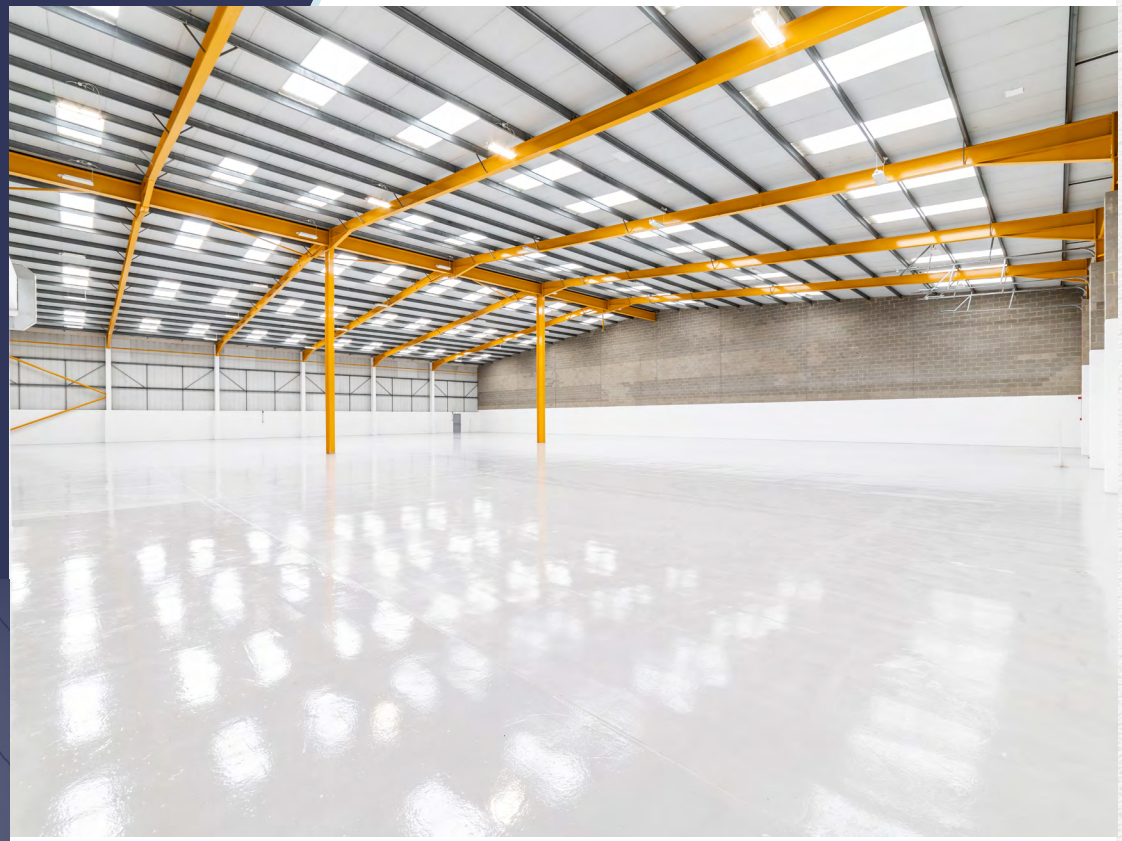
Source: Google Maps

Enfield Lock	0.6 miles
Brimsdown Station	0.9 miles
Ponders End	1.9 miles

Source: Google Maps

ACCOMMODATION.

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

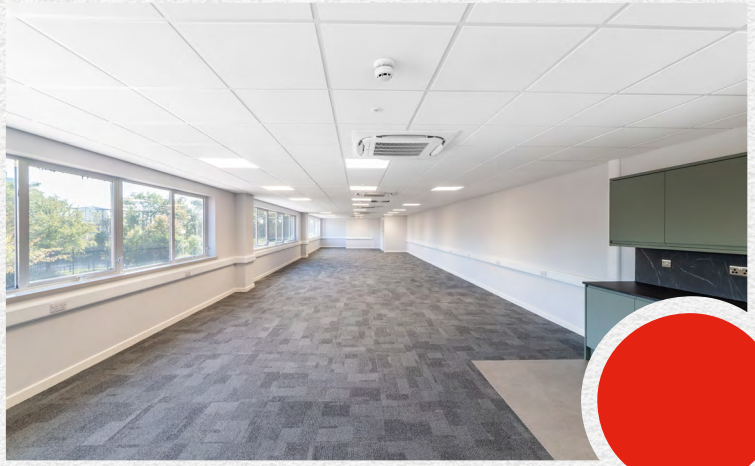
Available on a Leasehold basis only. Please contact the agents for quoting terms.

EPC

Available on request.

UNIT 4
MOLLISON AVENUE
Warburtons

VIEW ONLINE GALLERY



FURTHER INFORMATION.

AVAILABILITY

Immediately available.

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 joint sole agents:

adroit REAL ESTATE ADVISORS
0203 912 6440
adroitrealestate.co.uk

Steve Williams
07860 708 665
swilliams@adroitrealestate.co.uk

Mark Gill
07702 895 010
mgill@adroitrealestate.co.uk

DTRE
020 3328 9080
www.dtre.com

Robert Cohu
07860 659 043
robert.cohu@dtre.com

Hugh Stanton
07730 357 434
hugh.stanton@dtre.com

BNP PARIBAS REAL ESTATE
020 7338 4109
realestate.bnpparibas.co.uk

James Coggle
07469 403 283
james.coggle@realestate.bnpparibas.com

Sam Vyas
07962 362 708
sam.vyas@realestate.bnpparibas.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 05/26

© 2026 WELLS DESIGN | All rights reserved | www.wells-design.co.uk