

TO LET

# Modern Industrial Warehouse Premises

14,238 sq.ft. (1,322.72 sq.m)



Unit 9, The Arena, Mollison Avenue

**ENFIELD** EN3 7NL



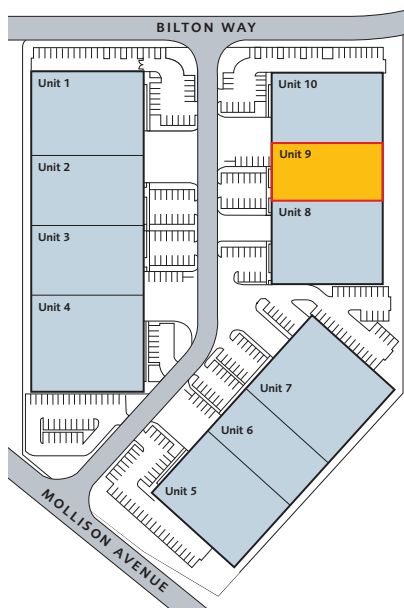
Interior photographs show similar unit



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- Refurbishment underway
- Eaves height – 6.5m (haunch)  
7.5m (underside of roof)  
9.0m (apex)
- Two full height level access loading doors
- Integral two storey offices
- Substantial loading forecourt
- 13 car parking spaces

### Location

The property is situated within the established Arena Estate, located just off Mollison Avenue (A1055). Road links are excellent with the A1055 linking to the A406 southwards and the A10 and M25 (J25) northwards. Rail facilities are easily accessible at both Brimsdown and Enfield Lock Station with services into London Liverpool Street and underground connections at Tottenham Hale (Victoria Line).

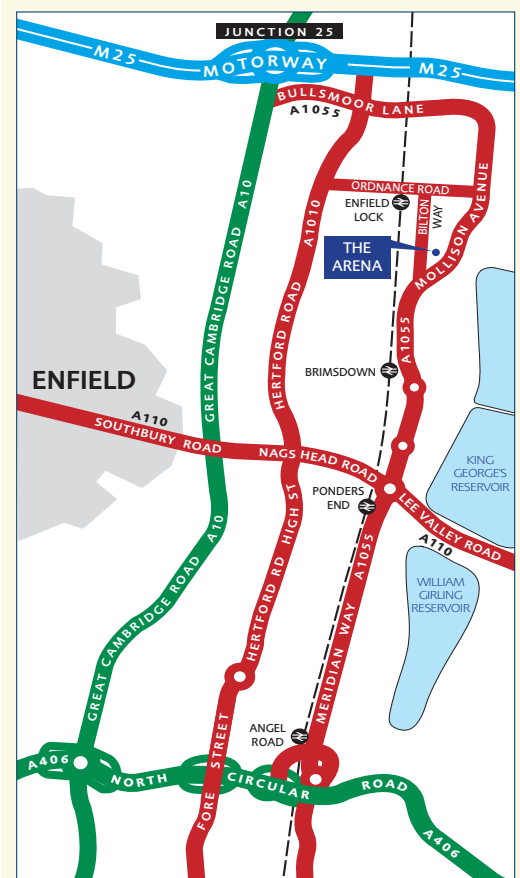
### Description

Unit 9 comprises a mid-terraced unit of steel portal framed warehousing with integral two storey offices. The unit benefits from substantial loading forecourt with 2 level access doors plus ancillary parking provisions in a modern secure environment. Refurbishment of the unit is currently underway.

### Accommodation

The property has the following approximate gross internal floor areas:-

Ground Floor Warehouse and ancillary space	1,190.98 sq.m	12,820 sq.ft.
First Floor Offices	131.74 sq.m	1,418 sq.ft.
<b>Total GIA</b>	<b>1,322.72 sq.m</b>	<b>14,238 sq.ft.</b>



### Leasing Terms

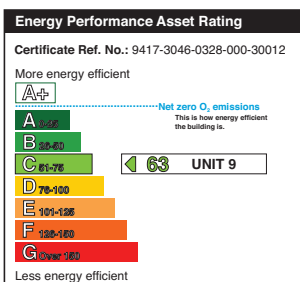
The property is available by way of a new full repairing and insuring lease for a term to be agreed.

### Service Charge

A service charge is levied in relation to the overall estate including onsite security from 8am to 5pm.

### Further Information

For further information or viewings please contact the joint agents below.



M&G Real Estate supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases.

Follow the Lease Code at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk).  
Small Business? For free help on negotiating a lease see [www.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.co.uk)

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