

TO LET

***PRODUCTION/DISTRIBUTION SPACE
WITH OFFICES***

***From approx. 30,325 sq.ft. up to 73,770 sq.ft.
(2,817 sq.m. up to 6,853 sq.m.)***

On approx. 4.3 acres (1.74 hectares)



**MOLLISON AVENUE,
ENFIELD
EN3 7NE**

LOCATION	<p>Located on the Brimsdown Industrial Area in a prominent position at the junction of Mollison Avenue and Bancroft Way, opposite Bilton Way. The M25 (junction 25) is approximately 2 miles to the north and the A406 North Circular Road some 3 miles to the south. Brimsdown main line station (London Liverpool Street - 20 minutes) is within walking distance.</p>			
DESCRIPTION	<p>Comprising single storey industrial/warehouse space arranged in two adjacent interlinked buildings, fronted by showrooms, together with part two and part three storey office accommodation on a large site.</p> <p>There is access around the buildings and the site is self contained and secure.</p> <p>The premises include the following specification :</p> <ul style="list-style-type: none"> • Eaves height 5m to 5.5m • Works offices • WCs and locker room • Ample parking • Showroom areas • Separate self contained offices. 			
ACCOMMODATION (approx GIA)	<p><i>North Building</i></p> <p><i>Ground floor offices/reception</i></p> <p><i>First floor and mezzanine offices</i></p> <p><i>Second floor offices</i></p> <p><i>South Building</i></p> <p>Total</p>	<p><i>35,375 sq ft</i></p> <p><i>2,660 sq ft</i></p> <p><i>3,990 sq ft</i></p> <p><i>1,420 sq ft</i></p> <p><u><i>30,325 sq ft</i></u></p> <p><i>73,770 sq ft (6,853 sq m)</i></p>		
SERVICES	<p><i>The total site area is approx. 4.3 acres (1.74 hectares)</i></p> <p>All mains services are connected to the premises except gas.</p>			
TENURE	<p>The property is available to lease in whole or in part on terms to be agreed. Rent upon application.</p>			
LEGAL COSTS	<p>Each party to bear their own legal costs</p>			
VIEWING	<p>Strictly by appointment via the joint sole agents :</p> <table> <tr> <td> <p>Frankis Porter LLP Jim Frankis / John Porter 020 7377 2500</p> </td> <td> <p>Penn Commercial Vanessa Penn 01473 211933</p> </td> </tr> </table> <p>March 2011</p>		<p>Frankis Porter LLP Jim Frankis / John Porter 020 7377 2500</p>	<p>Penn Commercial Vanessa Penn 01473 211933</p>
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