

# TO LET

Unit 104 The Grid, Lockfield Avenue,  
Enfield EN3 7PX



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Modern  
Logistics/Warehouse  
On secure scheme

15,016 sq ft

# Unit 104 Lockfield Avenue, Enfield, EN3 7PX.

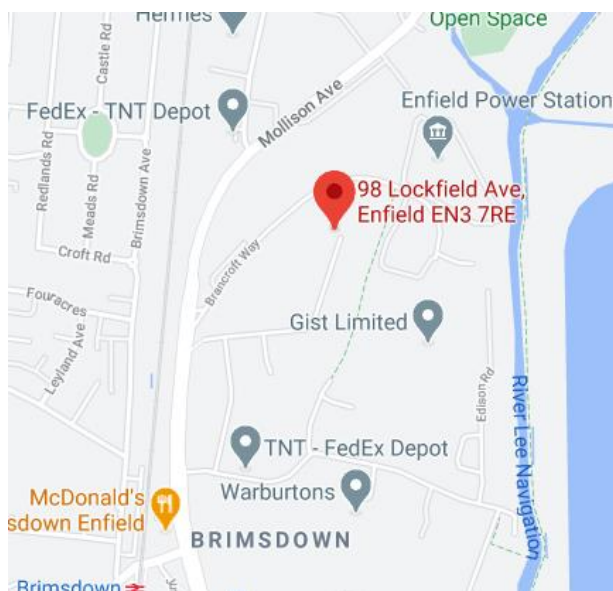


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## Description

The property is located on "The Grid" a modern industrial/logistics park in Enfield. The unit benefits from a high quality specification on a secure gated scheme. Unit 104 is of steel portal frame construction, with profile clad elevations and a column free warehouse. The offices are on the first floor and benefit from suspended ceilings, carpeting, wall mounted radiators and office lighting. The warehouse benefits from two electric up and over loading door and an eaves height of 8.4m.

## Location



Unit 104 is located on a modern secure scheme in the established Enfield industrial area. Lockfield Avenue is accessed via Millmarsh Lane, which itself branches off Mollison Avenue, one of the main thoroughfares of the Enfield area.

Enfield is one of the main industrial locations within the M25 area and home to over 10,000 industrial and logistics businesses. Local occupiers include PJH Group, TNT, Warburtons, DHL and Greggs Bakery.

The unit benefits from being 4 miles from both the **A406** North Circular and the **M25** (junction 25) and 12 miles to Central London.

Brimsdown station has services into Hertford Town, Tottenham Hale (Victoria Line) and Liverpool Street and is approximately ½ mile away. Local bus services have stops also within ¼ mile of the unit on Mollison Avenue.

## Accommodation

Warehouse	12,540 sq ft	(1,164 sq m)
First floor offices	2,476 sq ft	(230 sq m)
<b>Total</b>	<b>15,016 sq ft</b>	<b>(1,394 sq m)</b>

## Terms

The unit is available either on a sublease from the tenant or a new lease to be agreed, direct from the landlord.

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

Occupiers are invited to make their own enquiries.

## EPC's

Available on request.

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