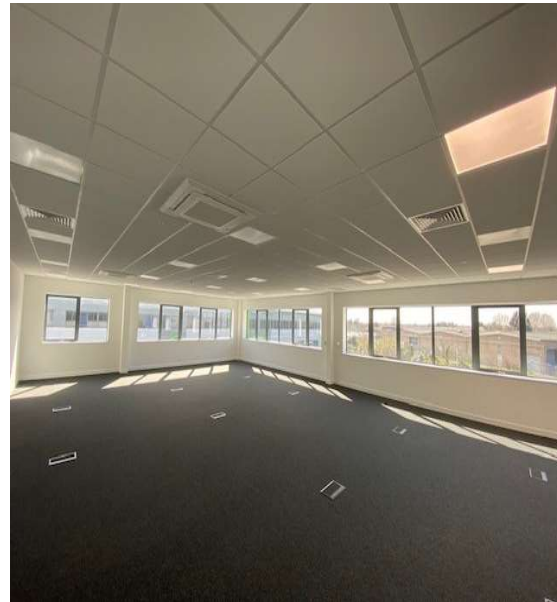


## UNIT 104 THE GRID, LOCFIELD AVENUE ENFIELD, EN3 7PX

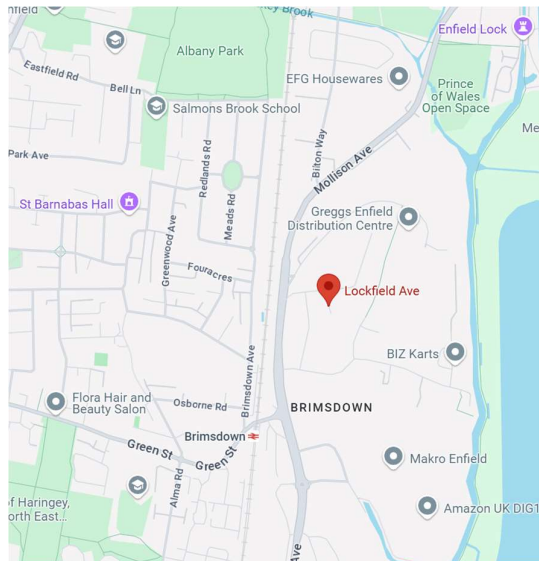


## TO LET WAREHOUSE UNIT WITH YARD 15,016 sq ft (1,394 sq m)

12-14 Denman Street, London W1D 7HJ  
T: 0203 151 1011 / [info@tlre.co.uk](mailto:info@tlre.co.uk) / [tlre.co.uk](http://tlre.co.uk)

## 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.



## 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.

## ACCOMMODATION

	SQ M	SQ FT
Warehouse & Ground floor	1,164	12,540
First floor office	230	2,476
<b>TOTAL</b>	<b>1,394</b>	<b>15,016</b>

## AMENITIES

- 8.4m eaves
- Fenced parking/storage
- Large loading yard
- 2 loading doors
- 24 hour access
- First floor offices

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## BUSINESS RATES

Potential occupiers are recommended to make their own enquiries to the LB Enfield.

## LEGAL COSTS

Each party is to bear their own legal costs in this matter.

## TERMS

The unit is available either on a sublease to Feb 2029 or a new lease direct from the landlord.

## VIEWING

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