

**GROUND FLOOR WAREHOUSE & OFFICES**



**50 Aden Road**

Enfield, EN3 7SY

**Ground & First Floor  
Warehouse/Offices**

**To Let**

**13,425 sq ft**  
(1,247.22 sq m)

- Eaves height of 6.79m
- High Bay lighting to the warehouse
- Good condition
- Air conditioning in offices
- 10 Car parking spaces
- Burglar alarm
- CCTV Security
- Full height roller shutter loading door

## Summary

Available Size	13,425 sq ft
Rent	£167,000 per annum
Rates Payable	£42,432 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (77)

## Location

The property is situated on Aden Road at the junction with Duck Lees Lane close to Mollison Avenue, within the Brimsdown business area of Enfield. The building is readily accessible to the M25 (J25/A10) 2 miles to the north and the A406 North Circular Road, 3 miles to the south. The site sits between Ponders End and Brimsdown stations, which provide frequent services to London Liverpool Street via Tottenham Hale (Victoria Line). This is an excellent location from which to serve north London and the wider greater London area.

## Description

Comprises an end of terrace warehouse industrial building on a self-contained site, which is securely fenced by palisade railings arranged as a ground floor warehouse and two storey offices which are split up into various private and general office areas, together with mezzanine warehouse. Access is provided from Aden Road via 2 sets of gates into the yard, with direct access to the roller shutter loading door and separate personnel entrance.

Externally there is surface hard-standing yard providing parking, loading and open storage space. The premises benefit from 3 phase electricity, gas central heating in the offices, along with high bay lighting to the warehouse, an eaves height of 6.79m, air-conditioning and parking for approximately 10 cars.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground floor warehouse	5,275	490.06
Ground - Ground floor offices	1,860	172.80
1st - First Floor Offices	1,490	138.43
Mezzanine - Mezzanine Warehouse	4,800	445.93
<b>Total</b>	<b>13,425</b>	<b>1,247.22</b>

## Rent

£167,000 pax plus Vat

## Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of Years, subject to periodic upward only rent reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

## Legal Costs

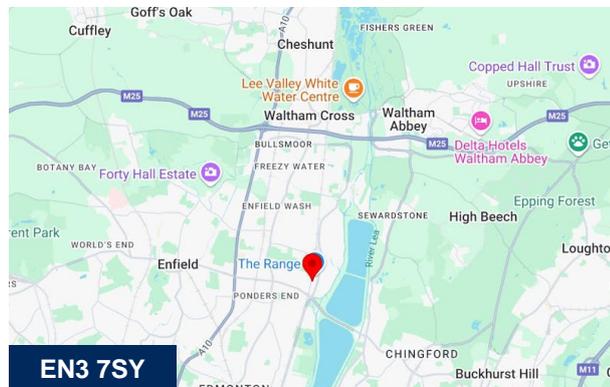
Each party to bear their own legal costs.

## Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

## Viewing

Strictly by appointment through owner's SOLE agents as above.



## Viewing & Further Information



**Paul Stone**

0207 482 1203 | 079 7384 5462

paul.stone@christo.co.uk

