

TRAFALGAR TRADING ESTATE, ENFIELD



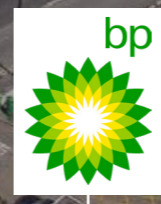
NEWLY REFURBISHED UNIT ON PROMINENT TRADING ESTATE **TO LET**
UNIT 9 - 6,768 SQ FT AVAILABLE NOW

UNIT 9 - 6,768 SQ FT FULLY REFURBISHED TRADE / INDUSTRIAL UNIT

LOCAL OCCUPIERS:



UNIT 9
TRAFALGAR
TRADING ESTATE



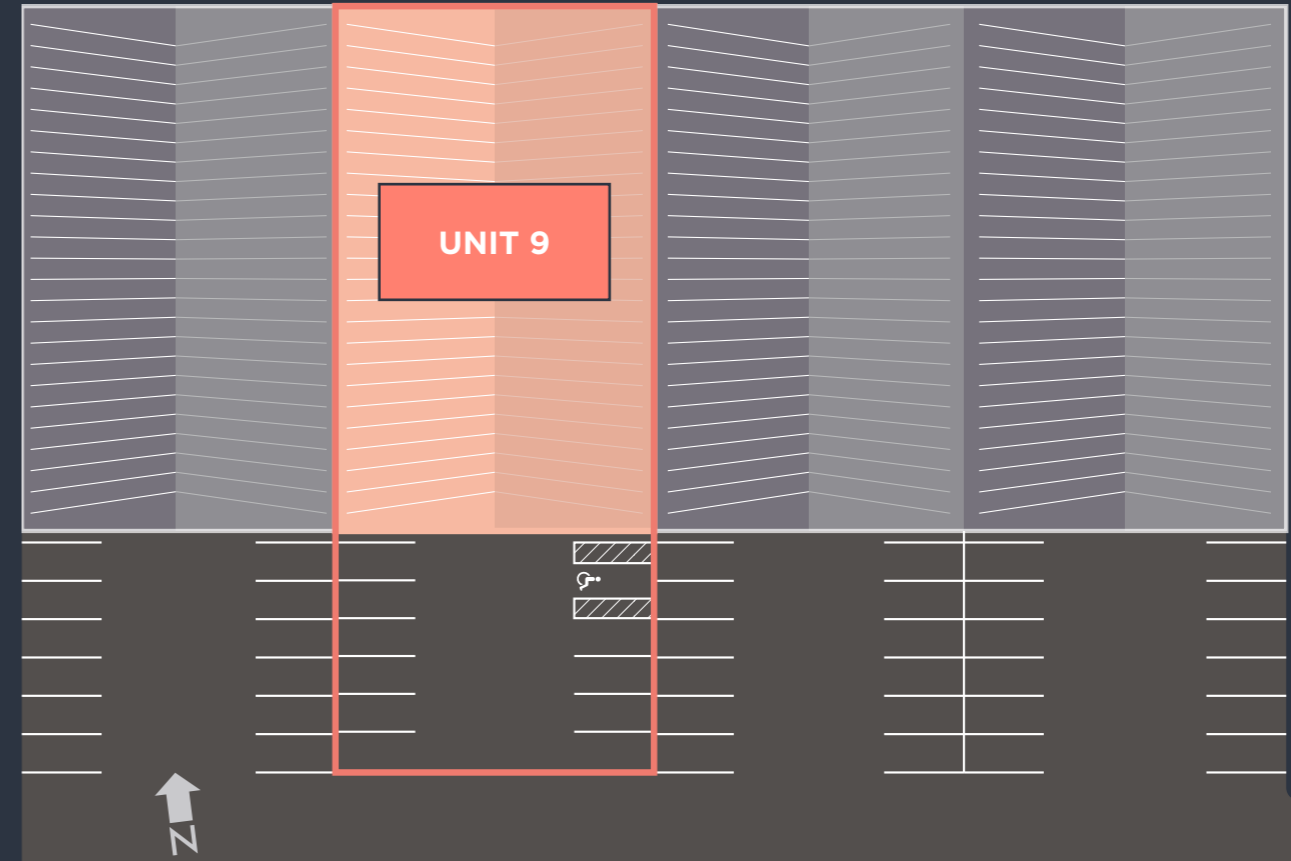
DESCRIPTION

Newly refurbished terraced industrial unit on established trading estate. This unit is of steel portal frame construction with a clear internal height of 6.25m.

The premises benefits from a first-floor ancillary office, a dedicated lobby as well as WC and kitchen facilities. The unit also has parking for 11 cars and a second "trade" access in the front elevation.



UNIT 9	SQ FT
GF OFFICES	6,131 SQ FT
FF OFFICES	637 SQ FT
TOTAL	6,768 SQ FT



JEFFREYS RD



6.25M
EAVES HEIGHT



ANCILLARY
OFFICES



11 CAR
PARKING SPACES



1 GROUND LEVEL
LOADING DOOR

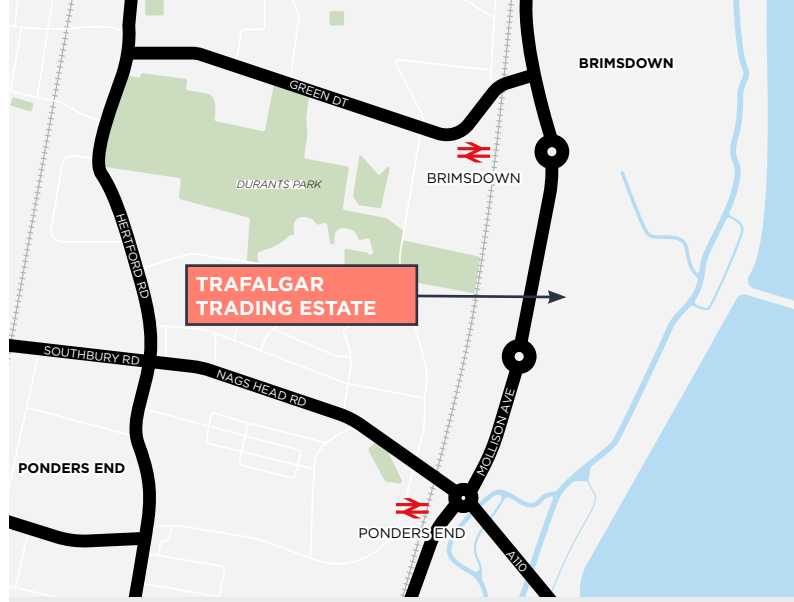
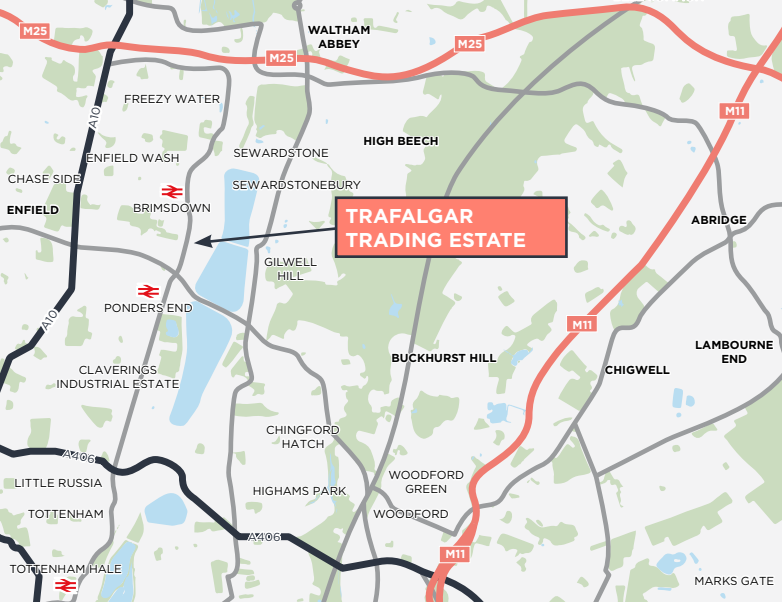


3 PHASE
POWER



EPC B





LOCATION

Trafalgar Trading Estate is located at the junction adjoining Mollison Avenue and Jeffreys Road, found in the Brimsdown Industrial Estate, Enfield. This is a prominent location with great visibility for passing traffic. This estate benefits from strong connection links, with the M25 (J25) within 2 miles north of the site and the A406 North Circular Road 3 miles to the south. Brimsdown Overground Station is a short walk from the estate, providing regular services to London Liverpool Street (c. 23 minutes).

ROAD	MILES	MINS
A406 NORTH CIRCULAR	2.5	8
M25	2.2	11
CITY OF LONDON	8.9	35

RAIL	MILES	MINS
PONDERS END	0.7	15
BRIMSDOWN	0.8	14
SOUTHBURY	4.7	28

EPC
EPC B.

RENT
Upon Application.

COSTS
Each party to bear their own legal costs in this transaction.

TERMS
The units are available by way of new FRI leases on terms to be agreed.

For further information or to arrange an inspection please contact the joint agents:



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