



Milmarsh Lane Enfield

19 Milmarsh Lane, Enfield, Middlesex, EN3 7QG

Available to let | 84,567 sq ft (7,855 sq m) | 1.94 acres

LastMileFirst | mileway.com

Cross Dock Warehouse & Open Storage Land

84,567 sq ft (7,855 sq m)



Class 1 open storage site



Two large concrete yards



Unrestricted B8 use



Prime industrial location



Cross Dock Facility



44 tailboard height loading docks

Description

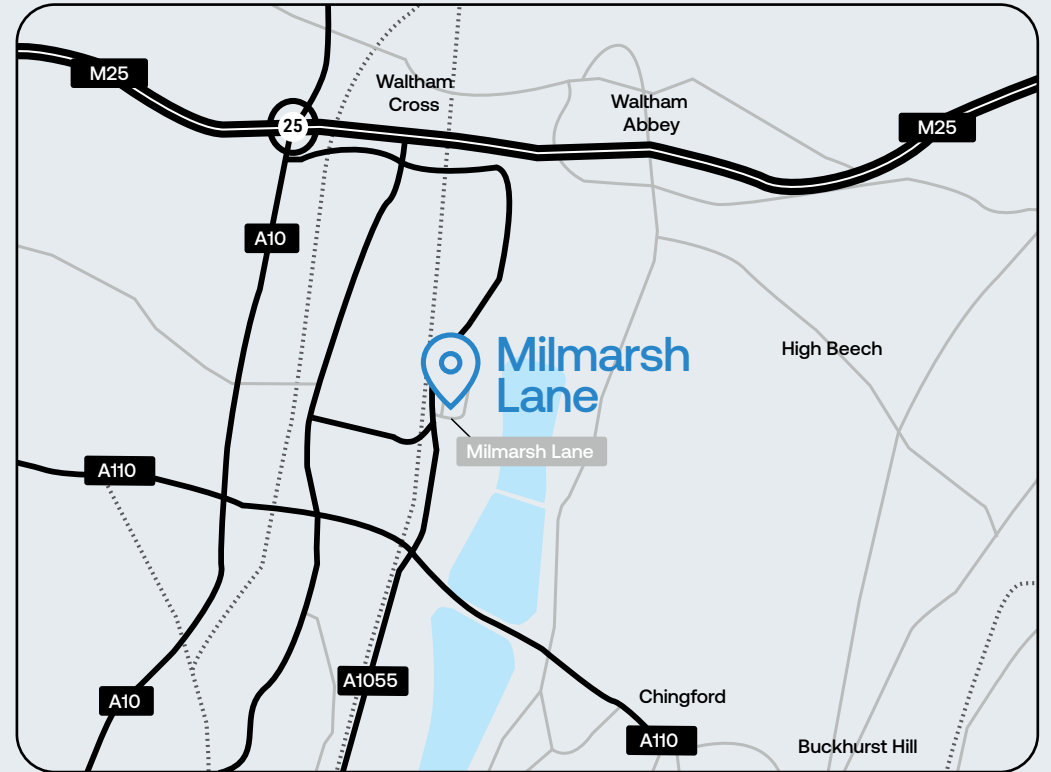
Located in a prime Enfield industrial location, this 2.17 acres site has previously been utilised as a Fed-Ex depot, and would suit continued use on an unrestricted B8 basis. The site is a Class 1 (89) open storage site and is fully secure and fenced. The surface of the yard is concrete and the site benefits from multiple access points. The workshop unit comprises a street portal frame building with 3 storey offices to the front and is clad in metal profile sheeting. The unit benefits from 44 tailboard height loading docks, 5 of which are dock level, a cross-docked layout and a security gate house.

Site plan & accommodation



Milmarsh Lane	sq ft (approx GEA)	sq m (approx GEA)	Acres
Warehouse & Office	27,680	2,571	
IOS Land	56,887	5,284	1.30
TOTAL	84,567	7,855	1.94

Location



Milmarsh Lane offers Class 1 open storage and a cross docked facility, with unrestricted B8 use.

The property is located close to the junction of Milmarsh Lane and Mollison Avenue, providing further access to the M25 and wider motorway network.



By Road

M25 junction 25 is 3.5 miles away and the north circular is 4 miles away.



By Rail

Brimsdown mainline rail station is approximately a 4 minute walk.



By Air

London Stansted is 20 miles north.

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[Book a viewing](#)

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Further information:

Rent

Price on application.

VAT

VAT is applicable.

EPC

EPC to be reassessed following refurbishment.

Legal Costs

Each party to bear their own legal costs.

Open Storage Classification

To learn more about the classification system and what this means, please click [here](#)

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Terms

The property is available by way of new lease on terms to be agreed.

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