

Unit 4 Martinbridge Trade Park, Lincoln Road, Enfield EN1 1SP

Warehouse unit extending to 38,507 sq. ft

- 7 x electric loading doors
- 7.4m eaves height
- Dedicated parking and loading areas
- LED Lighting to warehouse

Location

Martinbridge Trading Estate is a well-established commercial estate, situated within 1 minute of the A10 (Gt Cambridge Road), which links central London out to J25 of the M25 motorway and beyond. Rail facilities are provided at Southbury Station, with Overground services (Weaver Line) into London Liverpool Street.

Description

The property comprises a refurbished warehouse unit, benefitting from goods access to front and back elevations via 7 electrically operated loading doors. Office accommodation is provided over 2 floors, whilst a good loading apron is available at the rear, together demised car-parking.



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Floor	Sq Ft	Sq M
Total	38,507	3,577.3

Rent

The property is available by way of an assignment of the existing lease expiring 25 August 2027.

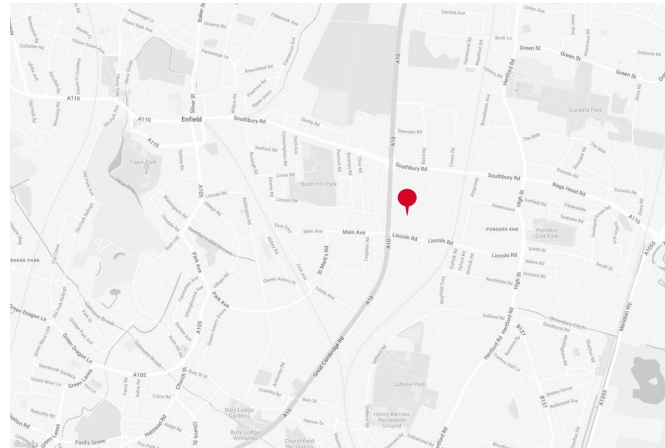
Service Charge

A service charge is levied for the maintenance and upkeep of the wider estate. Further details upon request.

Business Rates

The property has a Rateable Value of £195,000. Interested parties should liaise with the local charging authority to ascertain the rates payable for the current financial year.

Location Map



Energy performance certificate

We understand the property has an EPC rating of C-64

Next steps...

For further details on these and many other available properties please contact:



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