



AVAILABLE TO LET

Unit 4 (Bays 3 & 4), Martinbridge Trading Estate, Enfield

Enfield EN1 1SP



Industrial for rent, 37,451 sq ft

To request a viewing call us on (0) 20 7493 4002

For more information visit <https://realla.co/m/37441-unit-4-martinbridge-trading-estate-unit-4-bays-3-4-martinbridge-trading-estate>

Paul Londra
paul.londra@montagu-evans.co.uk

Robert Cohu
robert.cohu@montagu-evans.co.uk

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An opportunity to rent a refurbished warehouse in an established industrial location.

Unit 4 (Bays 3&4) Martinbridge Trading Estate is a two bay end of terrace warehouse awaiting refurbishment. The unit is arranged as cross dock loading, with 4 loading doors on the west elevation and 2 doors on the east elevation. The unit further benefits from 7.45m internal eaves height, office accommodation and parking.

Martinbridge Trading Estate is located on Lincoln Road, 1/4 MILE FROM THE junction with the A10. The A10 links directly with the M25 (junction 25), 3 miles to the north and the A406 (North Circular Road) 2 miles to the south. Southbury train station is 1/3 miles away and has services into London Liverpool Street and Moorgate

Highlights

- Awaiting refurbishment
- Cross dock loading
- Established trading estate in a strategic location. Close to 'A' road and junction 25 of the M25

Property details

Rent

Building type Industrial

Available from Q1 2019

Size 37,451 Sq ft

EPC certificate Available on request

Unit	Size sq ft	Status
Unit 4 (Bays 3&4)	37,451	Available

More information

[Visit microsite](#)

<https://realla.co/m/37441-unit-4-martinbridge-trading-estate-unit-4-bays-3-4-martinbridge-trading-estate>

Contact us

Montagu Evans (London | Business Space)
5 Bolton Street, London W1J 8BA

www.montagu-evans.co.uk

(0) 20 7493 4002

enquiries@montagu-evans.co.uk

[linkedin.com/company/69450/](https://www.linkedin.com/company/69450/)

[@MontaguEvansLLP](https://twitter.com/MontaguEvansLLP)

Paul Londra

Montagu Evans

020 7312 7550

paul.londra@montagu-evans.co.uk

Robert Cohu

Montagu Evans

0203 004 2912

robert.cohu@montagu-evans.co.uk

Jack Booth

Savills

020 7409 8121

jbooth@savills.com

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