

To Let

2 Millmarsh Lane
Enfield
EN3 7SW

Prominent Warehouse Unit
99,109 sq ft (9,207 sq m) on 4.99 acres

- Available short term for up to 12 months
- Secure and gated yard
- 6.3m eaves height
- 12 ground level loading doors
- 120 car parking spaces

Your partners in property



The Property

Description

Modern, detached industrial unit set on a site of 4.99 acres with ground floor warehouse and fitted first floor office and exterior canopy. The unit fronts Mollison Avenue and is available on a flexible, short term basis.

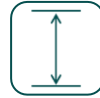
Accommodation

| | Sq Ft | Sq M |
|--------------------|---------------|--------------|
| Warehouse | 93,847 | 8,718 |
| First Floor Office | 5,262 | 488 |
| TOTAL | 99,109 | 9,207 |
| Exterior Canopy | 2,910 | 270 |

Approximate gross internal area

Specification

The property benefits from the following features



6.3m clear internal height, 8.7m at apex



12 level loading doors



Secure gated yard



120 car parking spaces



Fully fitted first floor office



Warehouse lighting

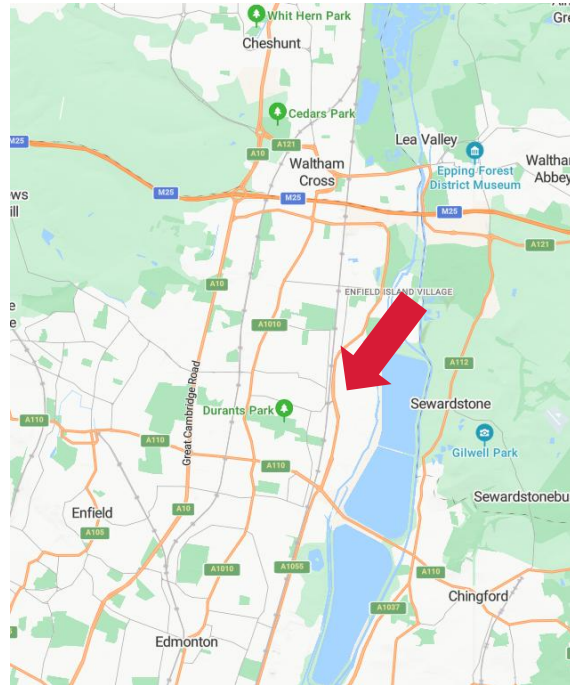
Location

The property is located just off Mollison Avenue (A1055) in the heart of Enfield's industrial and business centre and has excellent frontage when viewed from either direction.

The unit can be accessed via Stockingswater Lane off Mollison Avenue or via Braithwaite Road from the roundabout at Matalan.

The location provides great access to transport networks, including the A10 (1.6 miles), the A406 North Circular (3.2 miles), The M25 Junction 25 (3.5 miles) and central London (13 miles).

Additionally, just opposite is Brimsdown Station providing rail links directly to Tottenham Hale (15 minutes), London Liverpool Street (30 minutes), as well as services to Gatwick and Heathrow airports.





Contact

Terms

Available from July 2026 for a period of 12 months subject to a rolling mutual break after 6 months. Rent on application.

EPC

B:42

Rates

The property has a rateable value of £1,130,000 effective from 1st April 2026. Interested parties should make their own enquiries with London Borough of Enfield ref:13030502500007

Legal Costs

Each party to bear their own legal costs.

VAT

VAT will be charged at the prevailing rate.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

For further information, or to arrange a viewing, please contact Knight Frank or our Joint Agents



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Particulars dated March 2026. Photographs dated February 2022.

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