

Mileway

Midpoint, 54 Jeffreys Road, Enfield, EN3 7UA

Available Q2 2023

ENFIELD

Midpoint

Modern Industrial Warehouse Unit
From 22,459 sq ft – 44,918 sq ft

Midpoint

10m minimum eaves height

50 kN/sq m floor loading

10% translucent roof panels

28m deep service yard

Fully fitted first floor offices

Three phase, 100amp supply

Modern Industrial Warehouse Unit From 22,459 sq ft – 44,918 sq ft

Midpoint is a high quality and flexible building suitable for manufacturing or logistics. Midpoint is constructed of a steel portal frame using the latest materials. This building has feature first floor fitted offices, additional storage mezzanine and self-contained secure yard.



LED lighting to the offices



Easily accessible by public transport



Secure self contained yard



Fully fitted 1st floor offices

Siteplan



Accommodation

The unit has the following Gross External Areas (GEA)

Unit	sq m	sq ft
Unit 1a	2,087 sq m	22,459 sq ft
Unit 1b	2,087 sq m	22,459 sq ft
Combined	4,174 sq m	44,918 sq ft

Key Features

This property has the ability to be split into two units. It's available as one unit combined grossing 44,918 sq ft (4,174 sq m). Or as two equally split units comprising 22,459 sq ft (2,087 sq m) each and is to be extensively refurbished.

Midpoint

54 Jeffreys Road, Enfield, London, EN3 7UA

EPC

The EPC rating is A(23)

Terms

Terms upon application.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Location

The development is located on Jeffreys Road which runs parallel with Mollison Avenue (A1055) connecting northwards to the A10/M25 (Junction 25) and southwards with the A406 (North Circular Road). Brimsdown Station is approximately half a mile to the north providing a frequent service to London Liverpool Street Station. The surrounding occupiers include Amazon, DHL, John Lewis, Tesco.com, EvRi Parcelnet and Sainsbury's.

Viewing / Further Information

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By Road

The site sits approx four miles from the M25, Junction 25.



By Rail

Brimsdown Station

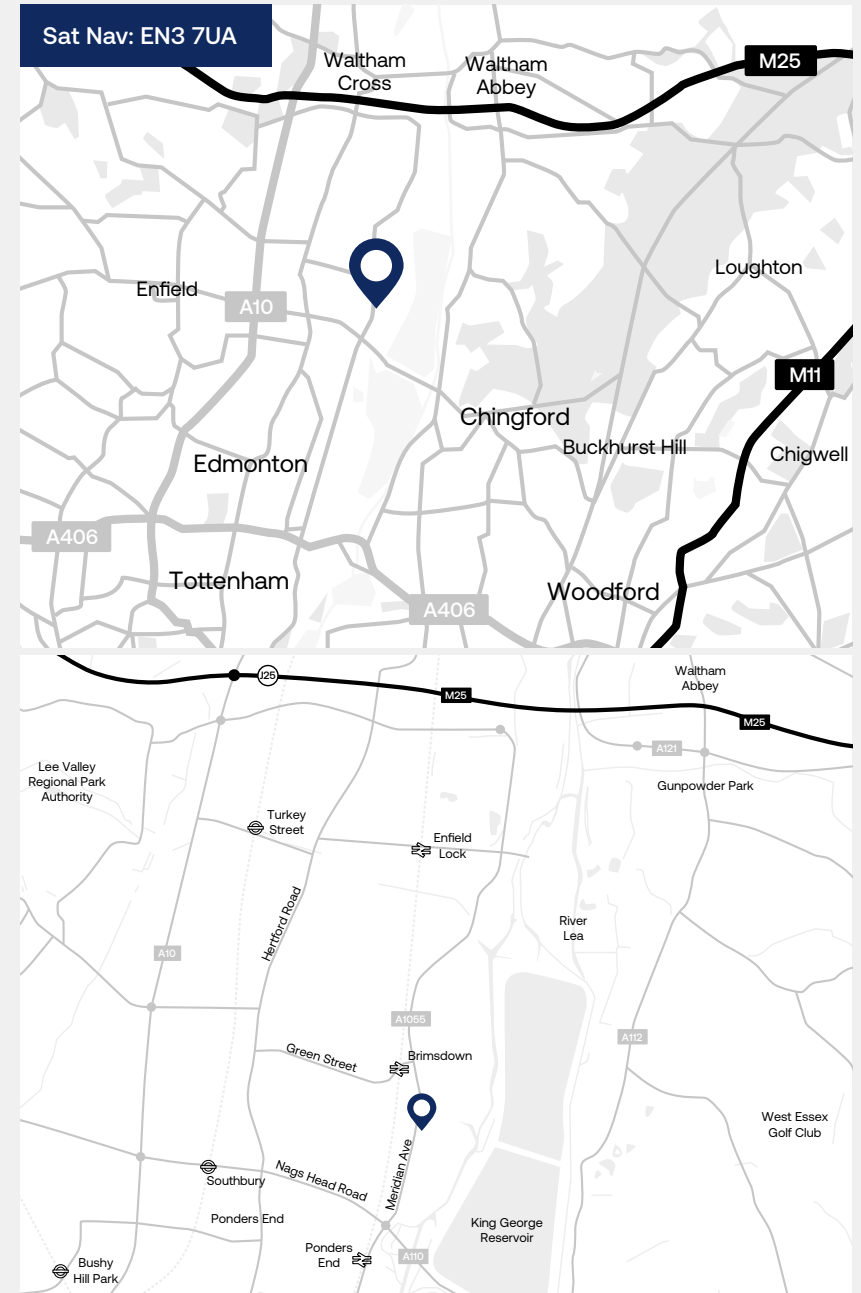
Brimsdown is linked to Liverpool Street station with a fastest journey time of 20 minutes Approx 0.5 miles from Jeffreys Road.



By Air

London City Airport

Approx 16 miles from Jeffreys Road.



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