

Subject to refurbishment



UNIT 2C

MARTINBRIDGE TRADE PARK

9,544 sq ft industrial / distribution / trade unit

Lincoln Road | Enfield | EN11SP | uk.goodman.com

Join an established trade park



Unit 2C at Martinbridge Trade Park offers customers an exceptional location benefitting from direct access to the A10/A406 and M25, and fast links to the M1/A1/M11 and Central London.

Key benefits:



Strategic location

0.2 miles from the A10, with fast access to the M25 (J25)



Flexibility

Suitable for industrial / distribution / trade counter use










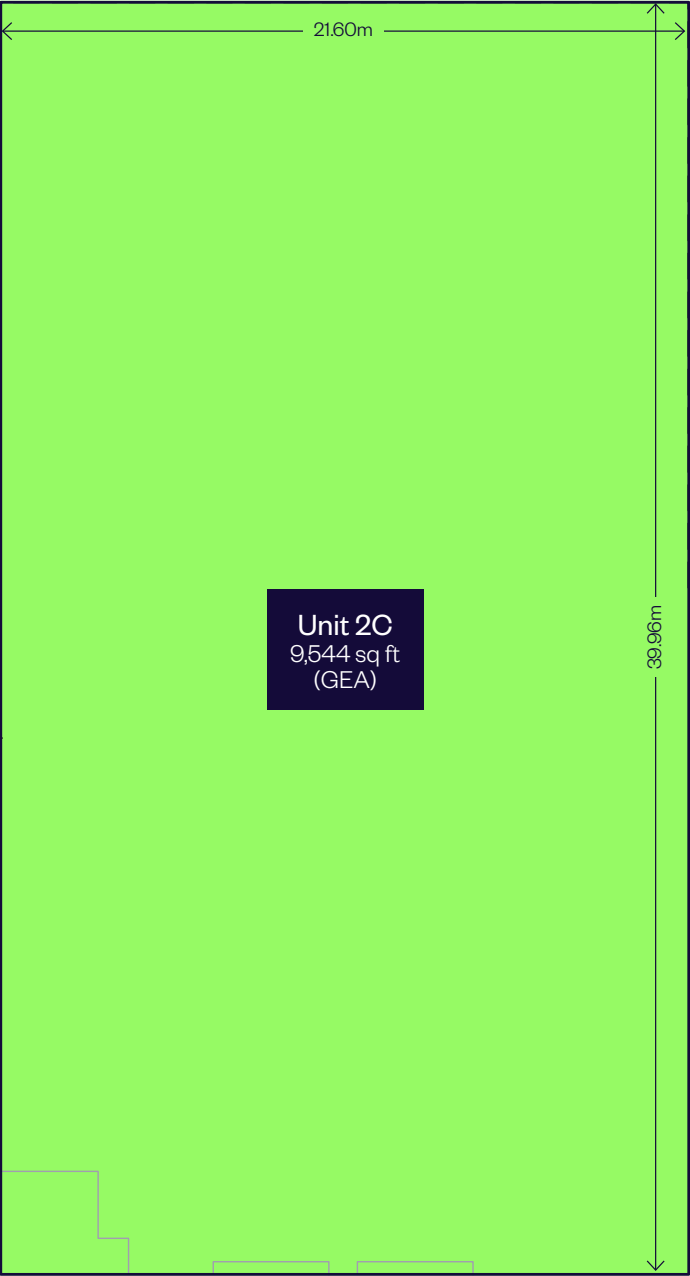
Well-known, established estate

Join local occupiers including Magnet Kitchens, BMW, Big & Red Storage, Waitrose, Furniture Village and John Lewis

9,544 SQ FT

Suitable for B2/B8/E(g)(iii) use, the 9,544 sq ft unit includes the following features:

-  6.2m clear internal height (9m to ridge)
-  2 loading doors
-  Dedicated yard area
-  8 dedicated car parking spaces
-  3-phase power
-  24hr access
-  EPC 'C' rating (68)



2 loading doors
Width - 3.65 m
Height - 4.57 m

ACCESSIBILITY



ROAD

A10	0.2 miles
A406	2.6 miles
M25 (J25)	2.8 miles
M11 (J4)	8.6 miles
Central London	11 miles
West End	15 miles
M1 (J2)	15.4 miles
Canary Wharf	18.5 miles



AIRPORTS AND PORTS

London City Airport	17 miles
London Stansted Airport	28 miles
Tilbury	31 miles
Luton Airport	33 miles
London Gateway	33 miles
Heathrow	43 miles
Felixstowe	84 miles
Southampton	102 miles



RAIL

Southbury Station (London Overground) is a ten-minute walk from the property, while Enfield Chase Station is less than a two-mile drive away.

Enfield → Moorgate	26 mins
Southbury → Liverpool Street	31 mins



LOCATION



Martinbridge Trade Park is situated in a prominent position on Lincoln Road, which provides immediate access to the A10 (Great Cambridge Road), linking to the A406 and the M25.

The scheme is located within the London Borough of Enfield, a prime industrial location only 11 miles north of central London.

The estate is also served by exceptional public transport links. Southbury Station is only a ten-minute walk from the development, providing direct services to London Liverpool Street with a fastest journey time of 31 minutes.

Local businesses:

WAITROSE
& PARTNERS



Currys
PC World



Furniture
Village



SCREWFIX



halfords

CONTACT US



Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249
0203 426 0827



Steve Williams
swilliams@adroitrealestate.co.uk
07860 708665

Mark Gill
mgill@adroitrealestate.co.uk
07702 895010



Paul Londra
paul.londra@tlre.co.uk
07779 269290

Ed Thomason
ed.thomason@tlre.co.uk
07818 065276

0203 426 0800 | uk.goodman.com

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