

EDMONTON INDUSTRIAL PARK



NOBEL ROAD, LONDON N18 3BH

///TRUCKS.JOIN.BAGS



Extensively
refurbished
warehouse units



0.7 miles to North
Circular (A406)



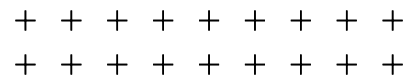
0.8 miles from
Meridan Water



Secure
yard area

INDUSTRIAL / WAREHOUSE UNITS READY FOR IMMEDIATE OCCUPATION

UNITS OFFERED INDIVIDUALLY OR COMBINED BETWEEN:
10,704 SQ FT - 72,565 SQ FT (994.4 SQ M - 6,741.5 SQ M)



Changing spaces in Edmonton

The available accommodation at Edmonton Industrial Park comprises part of a larger industrial and warehouse facility. Units B1, B2 and B3 offer occupiers a prime position within the park and include first floor offices. The premises have recently undergone a substantial refurbishment and are ready for immediate occupation and can be offered separately or combined.

Strategically located, with excellent access to Central London - being one mile from the North Circular (A406), and in close proximity to the wider motorway network via the M25 J25. 7.4% of the working population of Enfield are employed in Transportation and Storage sector.



TRAVEL DISTANCES



CITIES/TOWNS

Enfield	6 miles
Tottenham	6 miles
The City	10 miles
The West End	10 miles
Canary Wharf	12 miles
Dartford	26 miles



MOTORWAYS/ROAD

North Circular (A406)	0.7 miles
M11 J4	4.5 miles
M25 J25	6 miles
M1 J1	10 miles
Central London	12 miles



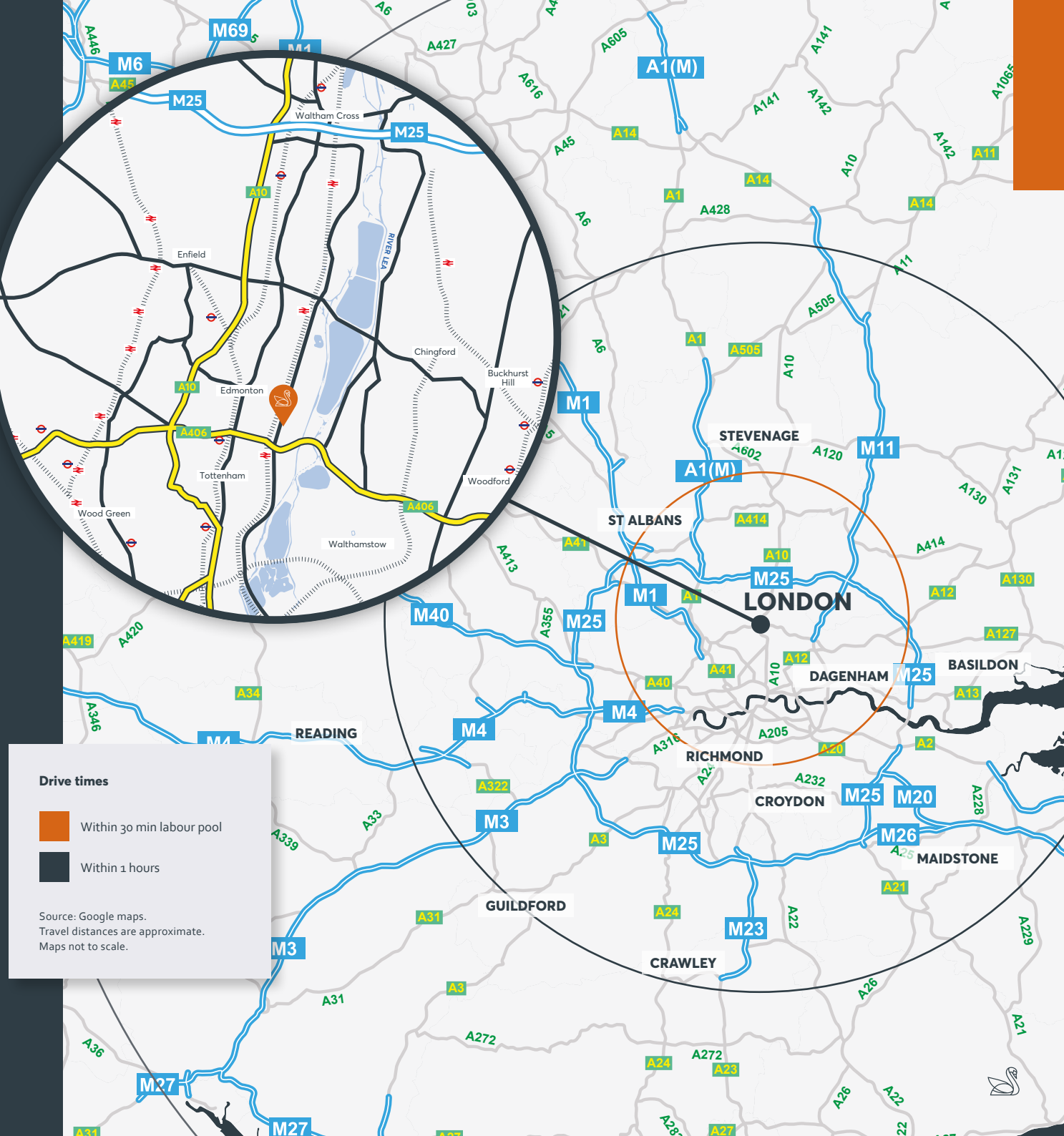
RAIL

Meridian Water to Tottenham Hale	7 mins
Tottenham Hale to Central London	17 mins
Edmonton Green to Euston	18 mins
Ponders End to Liverpool Street	20 mins



AIRPORTS

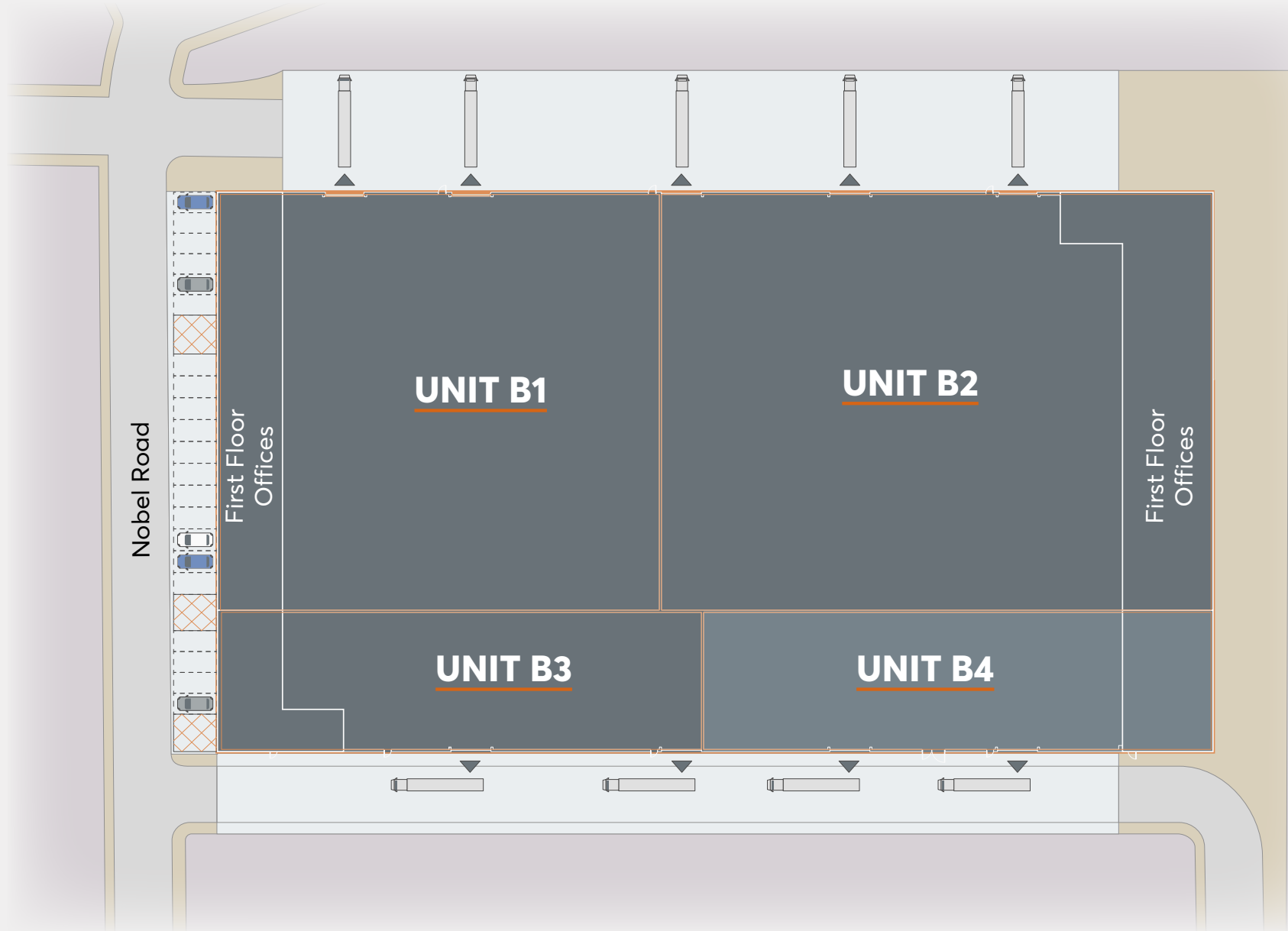
City	13 miles
Heathrow	27 miles
Stansted	28 miles
Luton	35 miles



Drive times

- Within 30 min labour pool
- Within 1 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Site plan is indicative.

Schedule of accommodation



Level access loading



5.4m eaves height



Dedicated car parking



Secure yard area



24 hour access



Refurbished to EPC B rating



LED Lighting

	UNIT B1	UNIT B2	UNIT B3
WAREHOUSE (GF)	23,774 SQ FT (2,208.7 SQ M)	29,685 SQ FT (2,757.8 SQ M)	9,004 SQ FT (836.5 SQ M)
OFFICE (FF)	3,280 SQ FT (304 SQ M)	5,185 SQ FT (481.7 SQ M)	1,700 SQ FT (157.9 SQ M)
TOTAL	27,054 SQ FT (2,513.4 SQ M)	34,870 SQ FT (3,239.5 SQ M)	10,704 SQ FT (994.4 SQ M)

	COMBINATION B1 AND B2	COMBINATION B1 AND B3	COMBINATION B1, B2 AND B3
WAREHOUSE (GF)	53,459 SQ FT (4,966.5 SQ M)	25,474 SQ FT (2,366.6 SQ M)	62,463 SQ FT (5,803.0 SQ M)
OFFICE (FF)	8,465 SQ FT (786.4 SQ M)	4,980 SQ FT (462.7 SQ M)	10,165 SQ FT (944.4 SQ M)
TOTAL	61,924 SQ FT (5,752.9 SQ M)	37,758 SQ FT (3,507.8 SQ M)	72,565 SQ FT (6,741.5 SQ M)



All floor areas are approximate gross external areas.





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High performance space
where you need it.

**EDMONTON
INDUSTRIAL
PARK**

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. November 2023. TBDW 04123-06.