

EDMONTON INDUSTRIAL PARK

NOBEL ROAD, LONDON N18 3BH



Extensively
refurbished
warehouse units



0.7 miles to North
Circular (A406)



0.8 miles from
Meridian Water



Secure yard area



LED Lighting

INDUSTRIAL / WAREHOUSE FACILITY AVAILABLE Q1 2023

UNIT A3 TO LET: 9,597 SQ FT / 891 SQ M



Changing spaces in Edmonton

The available accommodation at Edmonton Industrial Park comprises part of a larger industrial and warehouse facility, totalling approximately 9,597 sq ft. Unit A3 offer occupiers a prime position within the park and include first floor offices. The premises have recently undergone a substantial refurbishment and will be ready for occupation Q1 2023.

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.



Schedule of accommodation

UNIT A3	
WAREHOUSE	8,235 SQ FT (765 SQ M)
OFFICE	1,362 SQ FT (126 SQ M)
TOTAL	9,597 SQ FT (891 SQ M)



Level access loading



5.4m eaves height



Dedicated car parking



Secure yard area



24 hour access

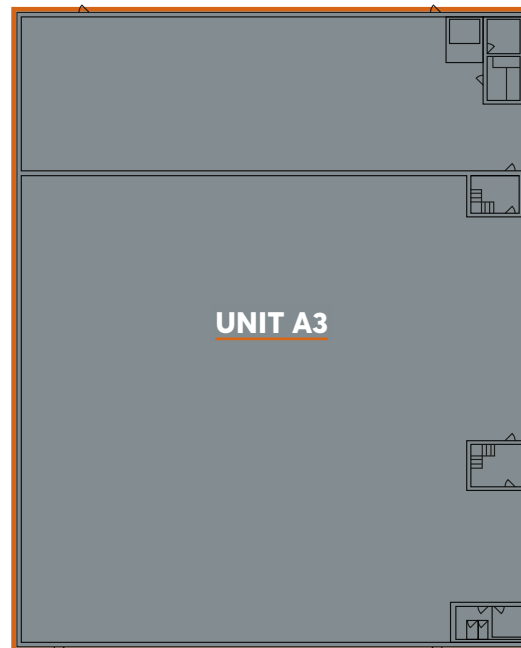


EPC rating of C

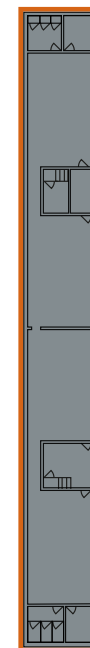


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*All floor areas are approximate gross internal areas.



GROUND FLOOR



FIRST FLOOR



TRAVEL DISTANCES



CITIES/TOWNS

Enfield	26 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 J1	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	18mins
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.

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