

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:
9,879 SQ FT - 69,426 SQ FT (917.8 SQ M - 6,349.9 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

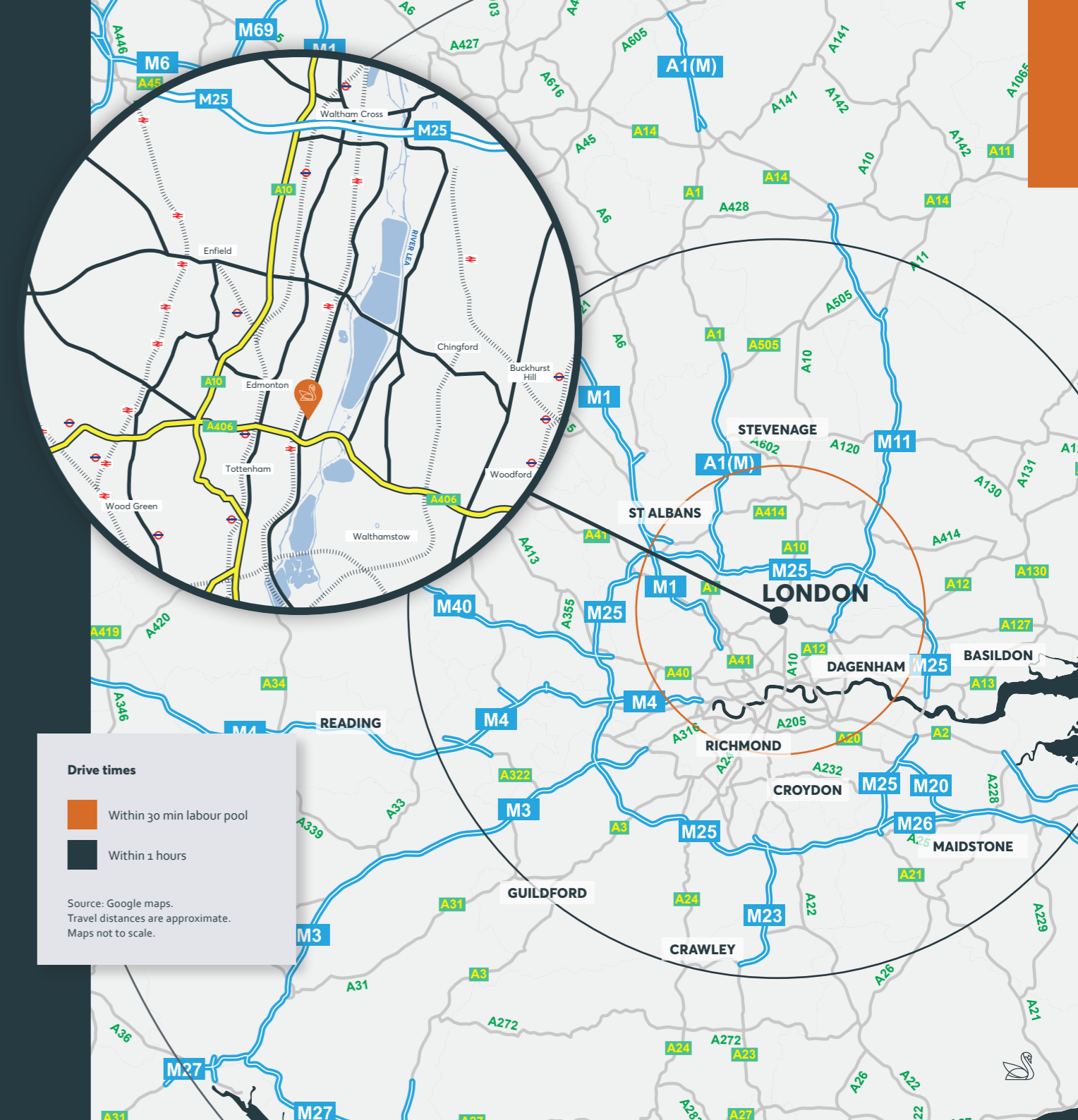
North Circular (A406)	0.7 miles
M11 J4	4.5 miles
M25 J25	6 miles
M1 J1	10 miles
Central London	12 miles

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.



Schedule of accommodation



Level access loading



5.4m eaves height



Dedicated car parking



Secure yard area



24 hour access



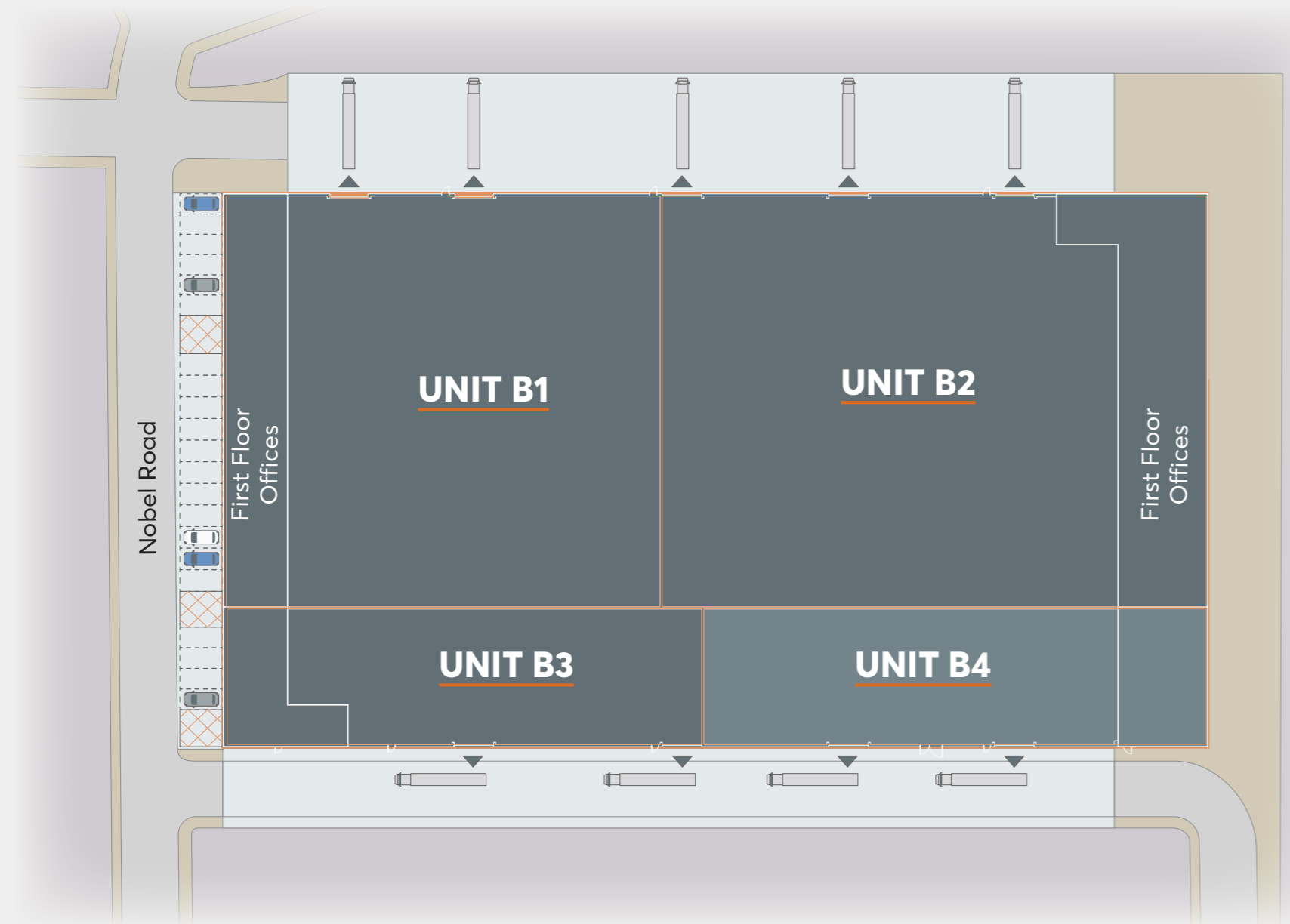
Refurbished to EPC B rating



LED Lighting

	UNIT B1	UNIT B2	UNIT B3
WAREHOUSE (GF)	23,111 SQ FT (2,147.1 SQ M)	28,928 SQ FT (2,687.5 SQ M)	8,464 SQ FT (786.3 SQ M)
OFFICE (FF)	2,818 SQ FT (161.8 SQ M)	4,690 SQ FT (435.7 SQ M)	1,415 SQ FT (131.5 SQ M)
TOTAL	25,929 SQ FT (2,308.9 SQ M)	33,618 SQ FT (3,123.2 SQ M)	9,879 SQ FT (917.8 SQ M)

	COMBINATION B1 AND B2	COMBINATION B1 AND B3	COMBINATION B1, B2 AND B3
WAREHOUSE (GF)	52,039 SQ FT (4,834.6 SQ M)	31,575 SQ FT (2,933.4 SQ M)	60,503 SQ FT (5,620.9 SQ M)
OFFICE (FF)	7,508 SQ FT (597.5 SQ M)	4,233 SQ FT (293.3 SQ M)	8,923 SQ FT (729 SQ M)
TOTAL	59,547 SQ FT (5,432.1 SQ M)	35,808 SQ FT (3,226.7 SQ M)	69,426 SQ FT (6,349.9 SQ M)





HOLLY MOZLEY

Senior Asset Manager

07976 784 615

holly.mozley@stmodwen.co.uk

High performance space
where you need it.

**EDMONTON
INDUSTRIAL
PARK**

EDMONTON INDUSTRIAL PARK
NOBEL ROAD
LONDON N18 3BH

stmodwenlogistics.co.uk

@StModwenLL St. Modwen Logistics @stmodwenlogistics



Charlie Wing
T: 020 3328 9113
E: charlie.wing@dtre.com

Jake Huntley
T: 020 3328 9103
E: jake.huntley@dtre.com



Peter Higgins
T: 07900 990805
E: p.higgins@glenny.co.uk

Nowsher Alam
T: 07827 368558
E: n.alam@glenny.co.uk



Cliff Bonnett
T: 07850 867632
E: cliff@sbhpageread.co.uk

Ben Pater
T: 07915 066170
E: ben@sbhpageread.co.uk

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only.

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. October 2023. TBDW 04123-05.