GOODMAN LONDON

ENFIELD

187,466 sq ft distribution warehouse

Available To Let Summer 2020 | 6 Solar Way, Innova Business Park, Enfield, EN3 7XY
Benefit from excellent connectivity and fast access to consumers

Situated on Innova Business Park, just 1.5 miles from Junction 25 of the M25, the location benefits from excellent connectivity and fast access to consumers, with 90% of the UK population accessible within a 4.5 hour HGV drivetime.\(^1\)

Only 14 miles from Central London (via the A10), the property offers an optimum location for urban last mile delivery, combining fast transport links, good availability of labour and a strong concentration of online shoppers, reinforcing Enfield’s attractiveness to retailers, e-commerce companies and third-party logistics providers.

This is set to grow further with a predicted population increase of 10% by 2032 and the delivery of a further 10,000 new homes in the area by 2025.\(^2\)

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**LOGISTICS SPACE FOR BRICKS AND CLICKS**

Enjoying one of the best industrial distribution locations inside the M25, Goodman London Enfield provides 187,466 sq ft of high specification warehouse space, available to let from Summer 2020.

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\(^1\)Source: Novalova, 2019

\(^2\)Source: Enfield Council, 2019
Constructed in 2012, this 187,466 sq ft distribution warehouse has been delivered to a high specification and includes extensive staff welfare facilities with 15,231 sq ft of office space set over three floors.

14.2m clear internal height
38m yard depth
16 dock level loading doors
2 full height level access loading doors
Two-storey mezzanine, providing additional storage (available via separate negotiation)
Fully air conditioned office space
Cycle storage
Secure yard with gatehouse
163 car parking spaces, including 8 accessible spaces
Staff welfare facilities, including a fitted canteen
EPC ‘B’ rating
As one of the top ten locations in the UK for accessibility, Enfield is a hotspot for logistics and home to national and global brands including John Lewis, Tesco, Iceland, DHL, Ocado and Amazon. With a working age population of 209,500, the borough has a large available workforce, with 5.8% employed in transportation and logistics.

In addition to the above base-build areas, there is an additional two-storey mezzanine structure in-situ comprising a further 176,120 sq ft of useable floorspace. This can be made available via separate negotiation.

Schedule of accommodation

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>164,280</td>
<td>15,262</td>
</tr>
<tr>
<td>Ground floor office</td>
<td>5,339</td>
<td>496</td>
</tr>
<tr>
<td>First floor office</td>
<td>5,005</td>
<td>465</td>
</tr>
<tr>
<td>Second floor office</td>
<td>4,887</td>
<td>454</td>
</tr>
<tr>
<td>Staff welfare facilities</td>
<td>7,995</td>
<td>739</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>187,466</strong></td>
<td><strong>17,416</strong></td>
</tr>
</tbody>
</table>

Figures are indicative of Gross Internal Area (GIA).

In addition to the above base-build areas, there is an additional two-storey mezzanine structure in-situ comprising a further 176,120 sq ft of useable floorspace. This can be made available via separate negotiation.
LOCATION

Goodman London Enfield is one mile from the A10 (Great Cambridge Road), providing direct access to Central London and Junction 25 of the M25. The UK’s major airports and ports are all within easy reach, while the M25/M1/A1(M) also provide fast access to the Midlands and the North. Benefitting from excellent public transport links, Enfield Lock railway station is within a fifteen-minute walk, providing regular direct services to Liverpool Street Station (25 minutes). The new station at Meridian Water also provides high frequency services into Stratford International (17 minutes).