

EDMONTON
INDUSTRIAL
PARK

www.edmontonindustrialpark.com

**NORTH LONDON'S
MOST AFFORDABLE
FULLY REFURBISHED SPACE**

Urban Logistics and Trade Counter Unit
Immediately Available
27,317 sq ft (2,538 sq m)

UP TO 12
MONTHS
RENT FREE
AVAILABLE



Edmonton Industrial Park is located in one of the most accessible locations in North London.

The estate comprises four fully refurbished trade / warehouse units, with only one unit remaining immediately available to let.



New Warehouse Roof



5.4m Eaves Height



Level Access Loading



Secure Yard Area



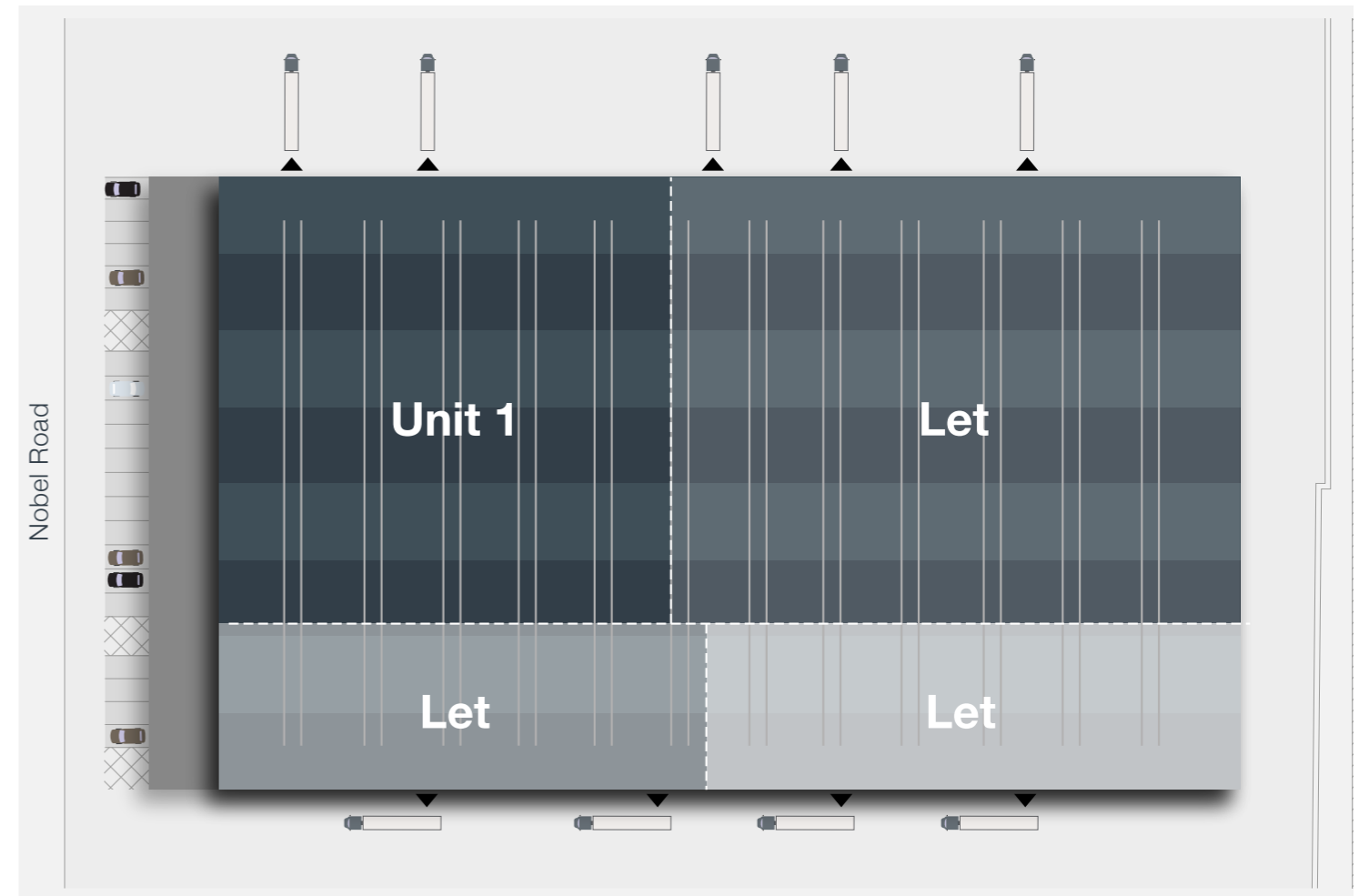
Dedicated Car Parking



Prominent Accessible Location



Unit 1	Unit 2	Unit 3	Unit 4
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27,317 sq ft 2,538 sqm	Let to B-Star Trading	Let to Clintopia	Let to Tropgo Foods Ltd



Edmonton Industrial Park is well located for access to Central London being 0.5 miles from the North Circular (A406) and in close proximity to the wider motorway network via the M25 J25.

Road

Central London	12 miles / 26 mins
A406	0.5 miles / 3 mins
M11 J1	4.5 miles / 9 mins
M25 J25	6 miles / 15 mins
M1 J1	10 miles / 16 mins

Airports

City	13 miles / 25 mins
Stansted	28 miles / 34 mins
Luton	35 miles / 51 mins
Heathrow	27 miles / 56 mins

Rail (to London)

-  Meridian Water > Tottenham Hale 7 mins
-  Tottenham Hale > Central London 17 mins
-  Ponders End > Liverpool Street 20 mins

EPC Rating: Target C

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Connected

Angel Road Station will shortly be replaced by Meridian Water, a new station expected to form part of Crossrail 2.



Located

Strategically located, with excellent access to Greater London, the M25 and the North Circular.



Industry

6.6% of the working population of Enfield are employed in the Transportation and Storage sector.



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