



# INDURENT

EDMONTON INDUSTRIAL PARK

N18 3BH  
///TRUCKS.JOIN.BAGS

## INDUSTRIAL/WAREHOUSE UNITS

UNITS OFFERED INDIVIDUALLY  
OR COMBINED BETWEEN:

10,704 SQ FT - 37,758 SQ FT  
(994.4 SQ M - 3,507.8 SQ M)

Available for immediate occupation



0.7 miles to  
North Circular  
(A406).



Secure  
yard area.



1,500 kVA  
power capacity  
across the site.

Warehousing that Works.

# Changing spaces in Edmonton.

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

## An ideal location for Central London.

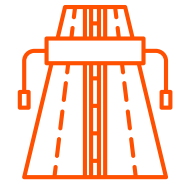
Strategically located, with excellent access to Central London - being one mile from the North Circular (A406), and in close proximity to the wider motorway network via the M25 J25.



Warehousing that Works.



# You're well-connected.



## MAJOR ROADS

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



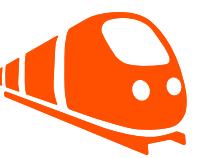
## CITIES/MAJOR TOWNS

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



## AIRPORTS

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



## RAIL

Meridian Water to Tottenham Hale	4 mins
Tottenham Hale to Central London	14 mins

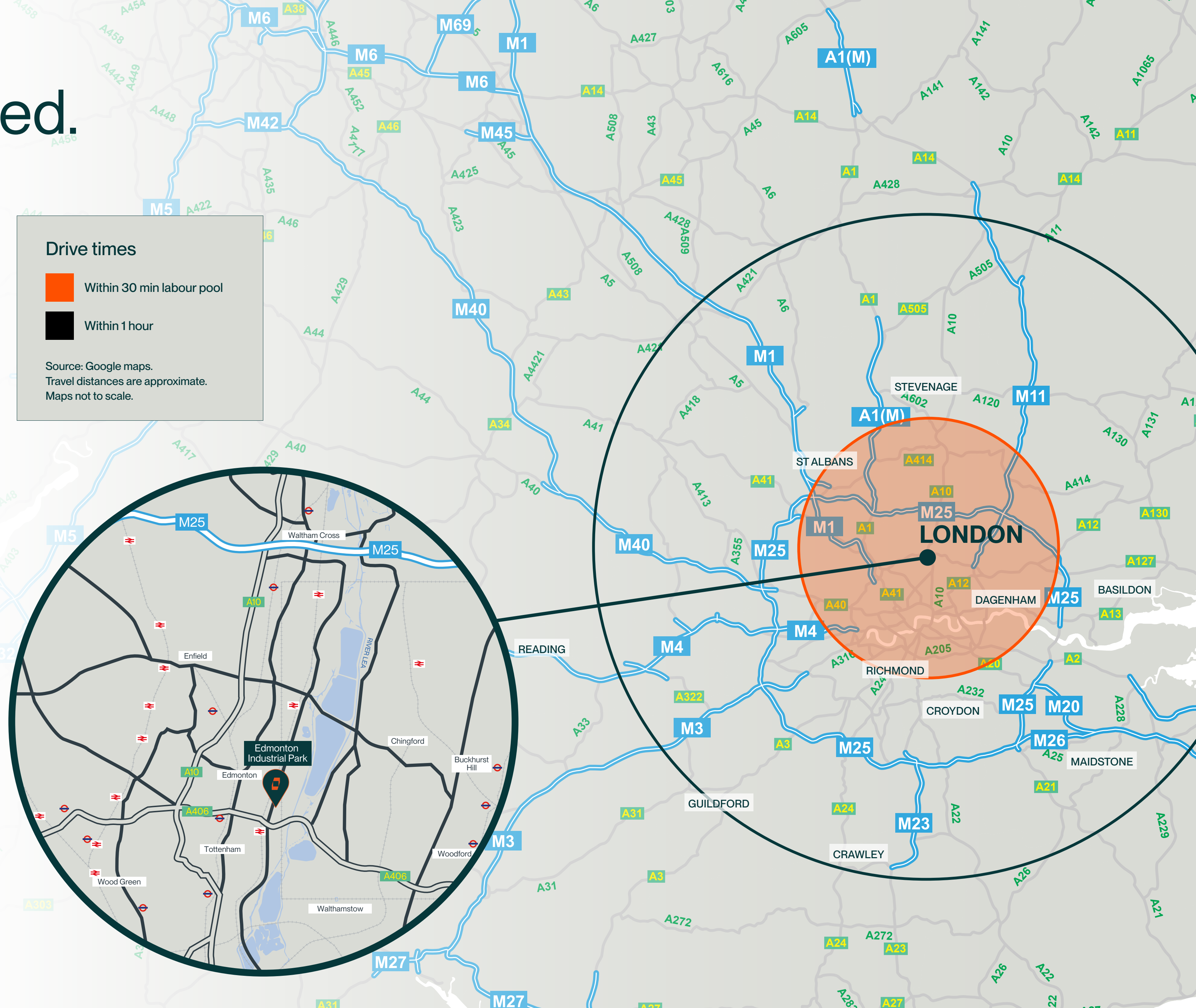


Warehousing that Works.

**Drive times**

- Within 30 min labour pool
- Within 1 hour

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



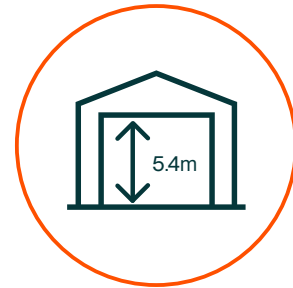
# Schedule of accommodation.

	UNIT B1	UNIT B3	COMBINATION B1 AND B3
WAREHOUSE (GF)	23,774 SQ FT (2,208.7 SQ M)	9,004 SQ FT (836.5 SQ M)	32,778 SQ FT (3,045.17 SQ M)
OFFICES (FF)	3,280 SQ FT (304 SQ M)	1,700 SQ FT (157.9 SQ M)	4,980 SQ FT (462.7 SQ M)
TOTAL	27,054 SQ FT (2,513.4 SQ M)	10,704 SQ FT (994.4 SQ M)	37,758 SQ FT (3,507.8 SQ M)

All floor areas are approximate gross external areas.



Level access loading



5.4m eaves height



Dedicated car parking



Secure yard area



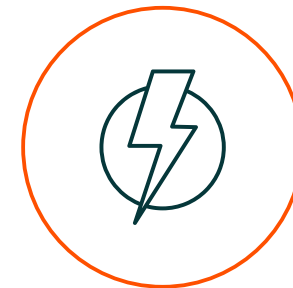
24 hour access



Refurbished to EPC C rating



LED Lighting



1,500 kVA power capacity across the site

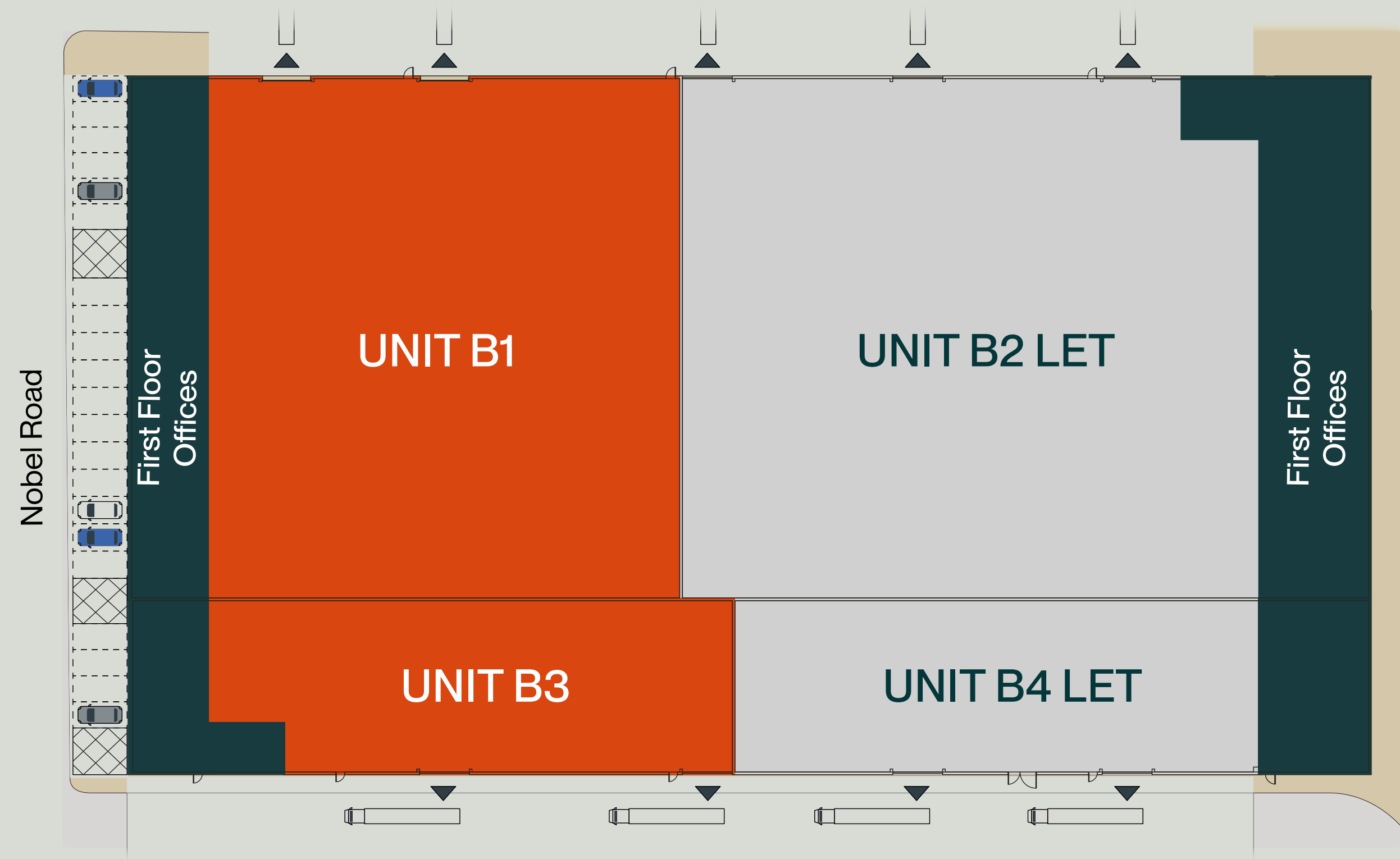


Warehousing that Works.



# Development layout.

N



Development layout is indicative.



Warehousing that Works.



**EDWARD SIBLEY**

*Asset Manager*

📞 07502 574 092

✉️ edward.sibley@indurent.com



**RUPERT MILNE**

*Director - Head of Logistics South*

📞 07471 601 397

✉️ rupert.milne@indurent.com



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. June 2025. TBDW 05701-15.



Hugh Stanton  
T: 07730 357 434  
E: hugh.stanton@dtre.com

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

Maddie Moriarty  
T: 07545 582 097  
E: maddie.moriarty@dtre.com



Ryan Anderson  
T: 07468 186 415  
E: r.anderson@glenny.co.uk

Sam Sandell  
T: 020 3141 3500  
E: s.sandell@glenny.co.uk



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

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