

Enfield Urban Logistics

Highly specified, cross-docked distribution warehouse
109,943 sq ft

Available now

Southbury Rail Station

EN1 1UP
///PREOCCUPIED.GROUND.MARKET
LONDONURBANLOGISTICS.COM

A406

A10

M25

A10/M25/J25



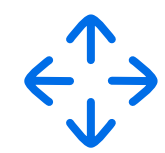
London
Urban Logistics

To be refurbished

Immediately adjacent to the A10 and within 5 minutes of M25.

Enfield is one of London's most established and core logistics markets, strategically located near the A10, A406 and M25.

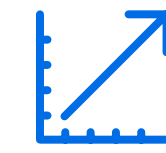
Connectivity	Miles	Minutes
A10	0.2	1
Southbury Rail Station	0.2	1
M25	2.3	5
A406	2.9	7
A1	9	20
M11	10.8	16
M1	16.5	25
Central London	11	45



Up to 109,943 sq ft, inc 16,835 sq ft office (approx GEA)



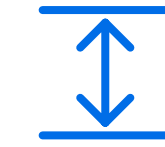
24 level- access doors & provisions on two elevations



Extensive yard area, up to 70m



Existing lighting and sprinklers available



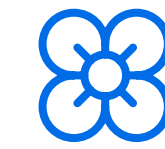
11m minimum clear height



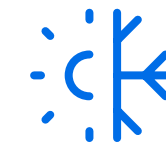
VMU facility



Secure unit with separate security gatehouse



EPC rating B



Part temperature controlled

GET IN TOUCH WE'RE READY TO DELIVER



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London Urban Logistics

Terms

Rent upon application. VAT will be payable where applicable. All parties will be responsible for their own legal costs incurred in the transaction. Interested parties should contact Enfield Council's Business Rates Department to verify rateable values.