

EDMONTON  
INDUSTRIAL  
PARK

[www.edmontonindustrialpark.com](http://www.edmontonindustrialpark.com)

Urban Logistics  
and Trade  
Counter Units

10,432 sq ft - 72,874 sq ft



PHASE 1  
FULLY LET



UNIT 4  
NOW LET

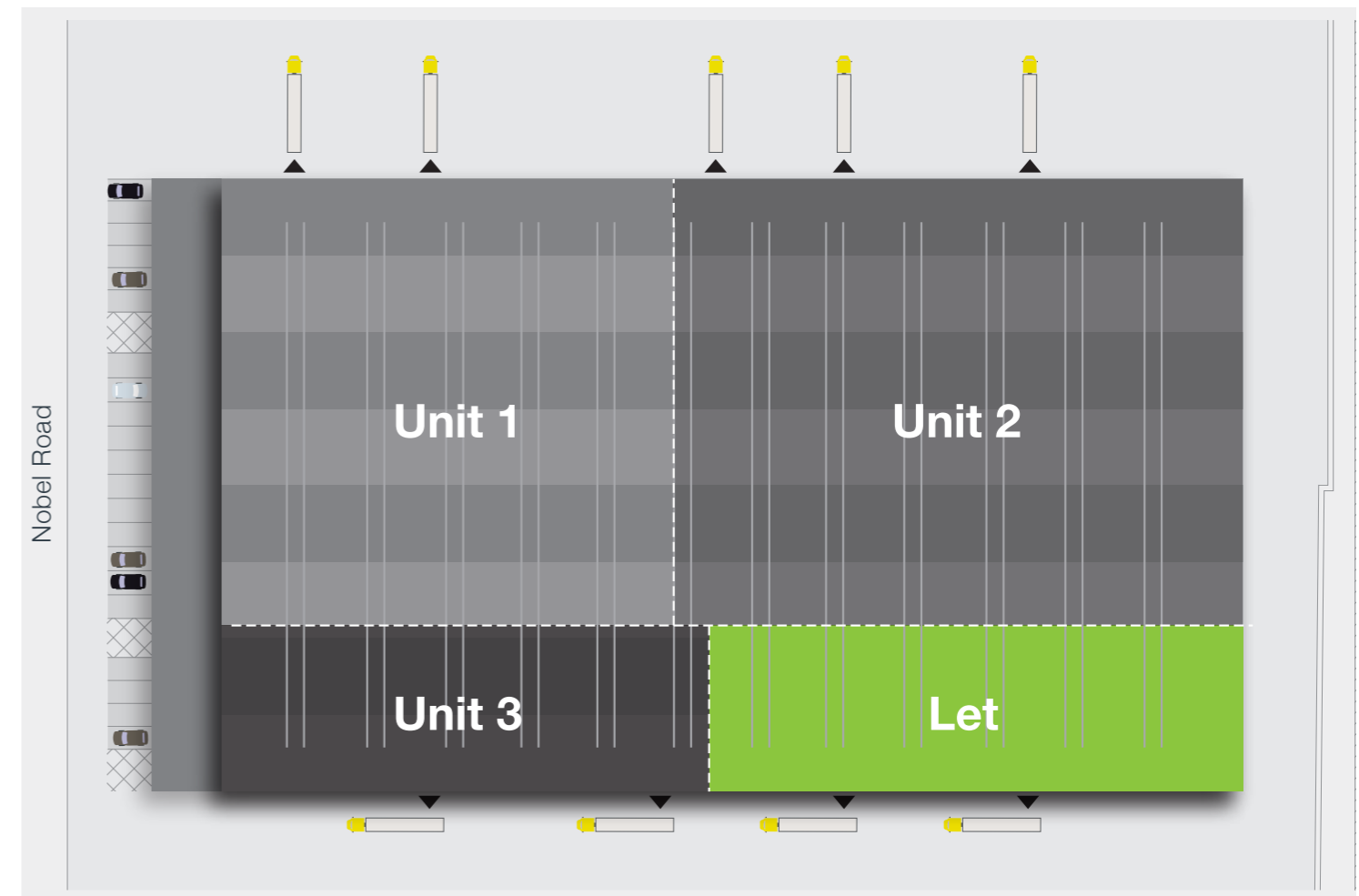
## Edmonton Industrial Park is located in one of the most accessible locations in North London.

The estate comprises four fully refurbished trade / warehouse units available to let. Units can be let individually (as shown, right), or combined according to occupiers specific needs.

-  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	35,125 sq ft 3,263 sqm	10,432 sq ft 969 sqm	Let



# 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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