

# NEW UNITS TO LET

## ONLY 1 LEFT UNIT 90 – 6,521 sq ft

A new development of industrial/warehouse units situated in a prime location on the Brimsdown Industrial Area in Enfield, North London.

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



**THE GRID**  
Enfield



LOCKFIELD AVENUE | ENFIELD | EN3 7PX





A range of flexible units ideally suited for serving the North and Central London markets and the wider South East.



Enfield's strategic location with easy access to the M25 and A406, plus Central London, London airports and public transport network has attracted a diverse industrial and distribution base. It is home to over 10,000 logistics and industrial businesses employing nearly 90,000 people.



## Accommodation

Unit No.	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
90	5,278	1,243	6,521
<b>TOTAL</b>			<b>12,858</b>

\*Areas are approximate on a GEA basis.

## Terms

The units are available on new leases with full terms upon application.

## Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

## General specification

- Gated secure estate
- 8.4m clear internal height
- Full height electric loading doors
- 37.5kN per sq m floor loading
- Fully fitted first floor offices
- 3 phase power supply
- Potential for mezzanine floors

## Green credentials

The scheme employs the latest environmentally friendly technologies to reduce the costs of occupation and will ensure a minimum 35% decrease in CO2 emissions over 2010 Buildings Regulations. The units achieve a BREEAM rating of "Excellent". As a result occupation costs to the end user will be reduced.

### The green initiatives include:

- Photovoltaic panels
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Air source heat pumps





## Location

Lockfield Avenue is located just off Mollison Avenue (A1055) in the heart of the Brimsdown Industrial Estate within the second largest industrial/warehouse area in London. Its position provides an ideal location for companies looking to deliver services and provide "just in time" logistical support into the capital.

The local road network offers excellent access. The A1055 links the site to the A406 North Circular (4 miles south) and the A10 providing direct access into Central London (12 miles). The M25 (J25) is located 4 miles north and the M11 Motorway is 8 miles to the east.

The location is served by Brimsdown Rail station which is within walking distance and provides regular services into London Liverpool Street and the West End via Tottenham Hale (Victoria Line) and north to Stansted Airport.

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## Travel distances

### BY ROAD:

<b>A406</b>	4 miles/8 mins	<b>M1 J1</b>	12 miles/26 mins
<b>M25 J25</b>	4 miles/10 mins	<b>Central London</b>	12 miles/38 mins
<b>M11 J4</b>	8 miles/15 mins		

### BY RAIL:

<b>Brimsdown Stn</b>	1.3 miles/5 mins (to London Liverpool Street: 22 mins)
<b>Enfield Town</b>	3 miles/8 mins (to London Liverpool Street: 33 mins)
<b>Tottenham Hale</b>	4.7 miles/11 mins (Victoria Line to Central London: 17 mins)

### AIRPORTS:

<b>City</b>	15 miles/28 mins
<b>Stansted</b>	28 miles/39 mins
<b>Heathrow</b>	43 miles/53 mins

More information available through the joint selling agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. February 2020.

**A development by:**

