

Refurbished warehouse units in North London.  
5,658-33,889 sq ft available

**Available now**

2-7 Centenary Road, London, Enfield, EN3 7UD

# Bloom Enfield

# Bloom Enfield

Newly refurbished multi-let industrial estate comprising of four units. Units can be let individually or combined on request.

The site provides the perfect opportunity for companies to be located in an established industrial agglomeration and business hub. With London's key arterial routes being the M25, A10 and A406 within direct proximity, the estate benefits from unrivalled access and transport connections.

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BLOOM ENFIELD





# A workplace to be proud of

Like all Bloom estates, Bloom Enfield is designed to help your operation run as seamlessly and sustainably as possible, all while creating a working environment employees can thrive in.

These units have been refurbished to combine functionality with sustainability. Accessibility to the asset is via the two-way northern and east estate road from Jeffrey's Road with a separate southern exit point also available. The estate has enhanced parking and benefits from 12-17m yard depth to provide an operationally efficient option for businesses from various sectors. In terms of its sustainability, the asset has air source heat pumps, LED lighting and an EPC 'A' rating, which helps support efficient, cost-effective and sustainable operations.

Pricing is available on application.

Unit	Ground Floor Warehouse (sq ft)	Ground Floor Office (sq ft)	First Floor Office (sq ft)	Total (sq ft)
Unit 2	4,647	572	562	<b>5,781</b>
Unit 3	4,532	565	561	<b>5,658</b>
Units 4-5	9,228	922	924	<b>11,074</b>
Units 6-7	9,148	1,111	1,117	<b>11,376</b>

(Measurements are indicative and calculated approximately on a Gross External basis)



# Unit 2

 Extensively refurbished internally and externally

 5-6m clear internal eaves height

 Up to 276 kVA across the estate

 LED lighting

 Two-way access via Jeffreys Road

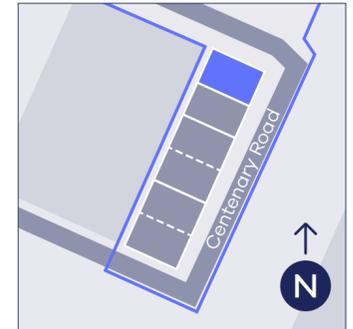
 Air source heat pumps

 Enhanced parking allocation

 EPC A

 12-17m yard depth

 EV chargers



**Ground Floor**



**First Floor**

# Unit 3

 Extensively refurbished internally and externally

 5-6m clear internal eaves height

 Up to 276 kVA across the estate

 LED lighting

 Two-way access via Jeffreys Road

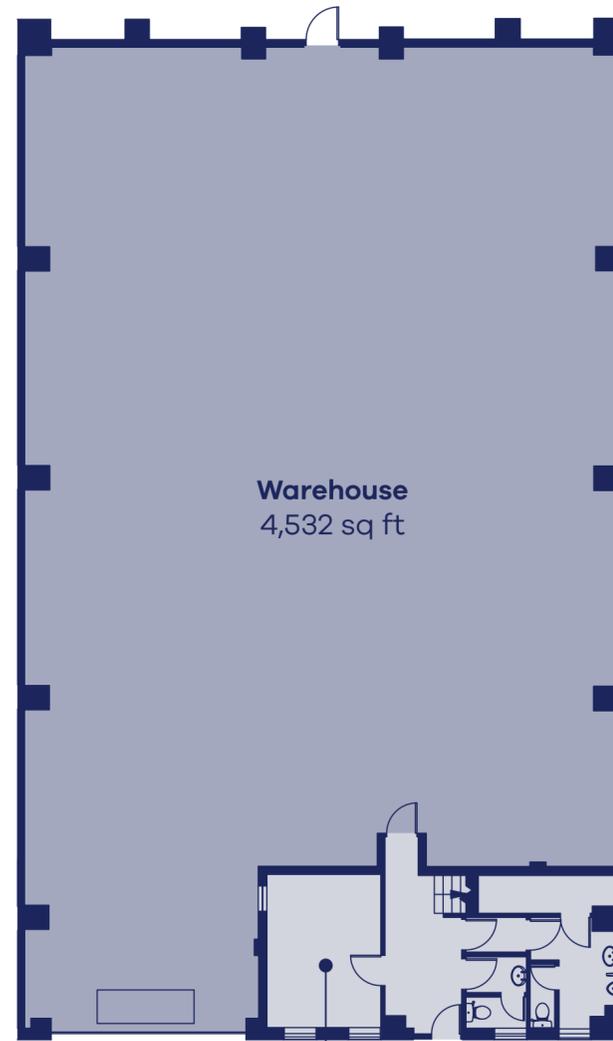
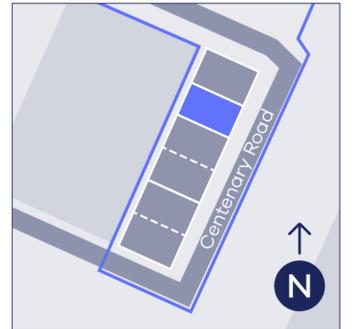
 Air source heat pumps

 Enhanced parking allocation

 EPC A

 12-17m yard depth

 EV chargers



**Warehouse**  
4,532 sq ft

**Office**  
565 sq ft



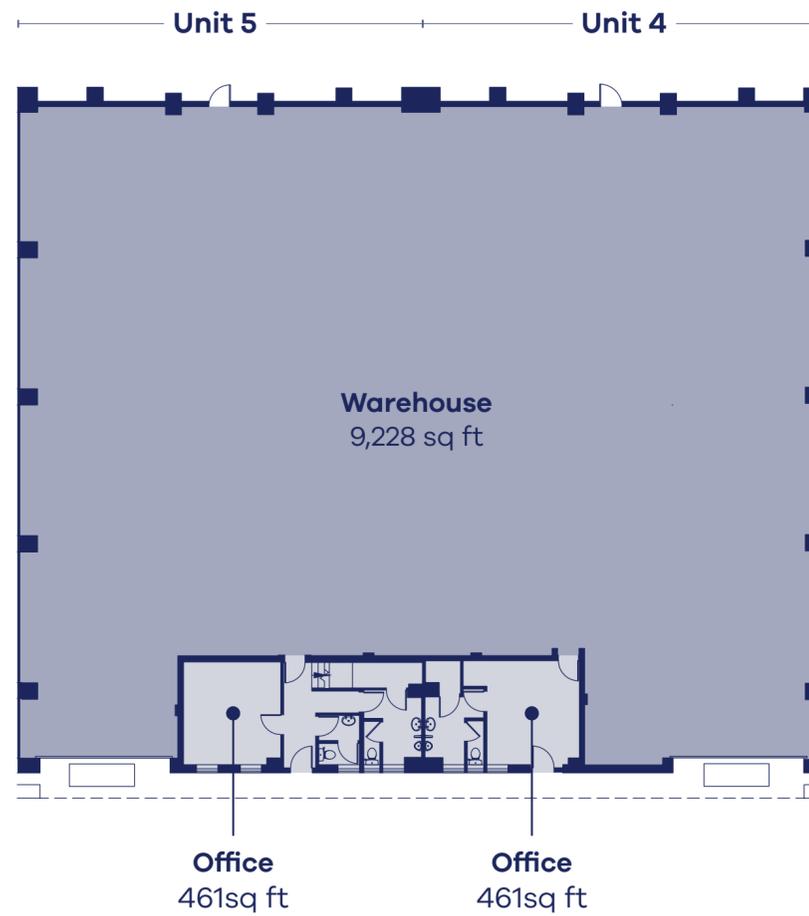
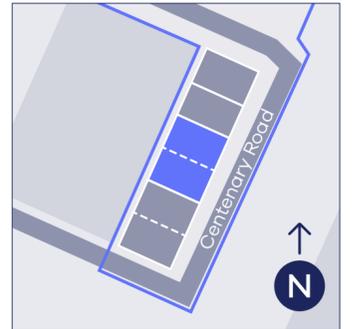
**Office**  
561 sq ft

**Ground Floor**

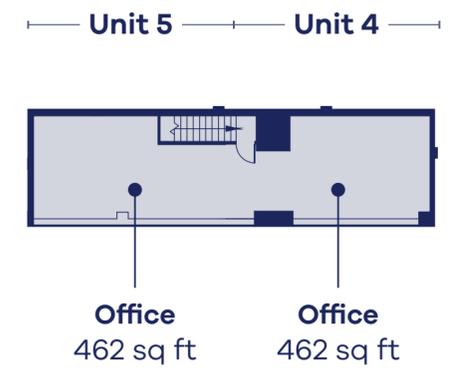
**First Floor**

# Units 4-5

-  Extensively refurbished internally and externally
-  5-6m clear internal eaves height
-  Up to 276 kVA across the estate
-  LED lighting
-  Two-way access via Jeffreys Road
-  Air source heat pumps
-  Enhanced parking allocation
-  EPC A
-  12-17m yard depth
-  EV chargers



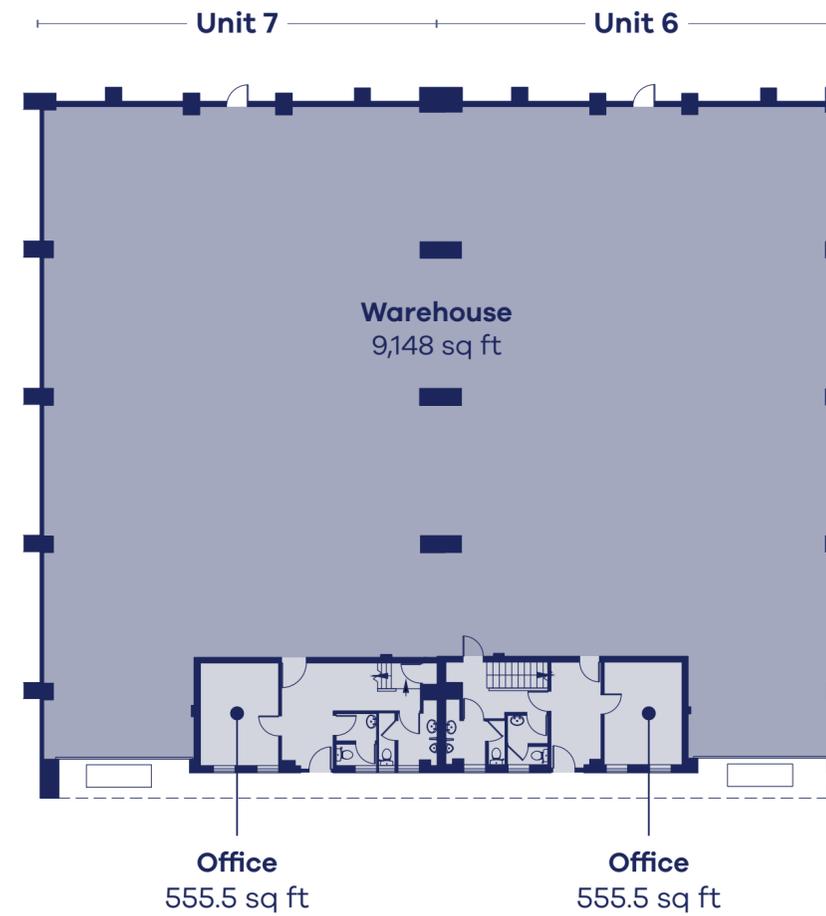
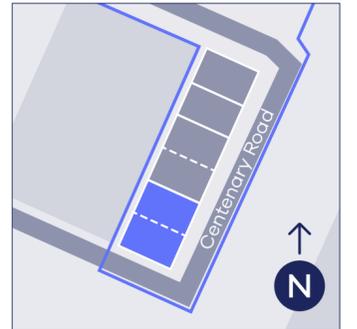
**Ground Floor**



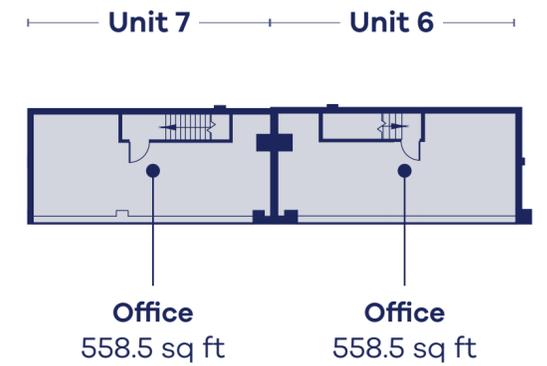
**First Floor**

# Units 6-7

-  Extensively refurbished internally and externally
-  Up to 276 kVA across the estate
-  Two-way access via Jeffreys Road
-  Enhanced parking allocation
-  12-17m yard depth
-  5-6m clear internal eaves height
-  LED lighting
-  Air source heat pumps
-  EPC A
-  EV chargers



**Ground Floor**



**First Floor**

**UNITS 2-7**  
33,889 sq ft total

Centenary Road

Unit 2

Unit 3

Units 4-5

Units 6-7

← Brimsdown  
4 mins

Jeffreys Road

Southbury →  
7 mins

→ Ponders End  
4 mins

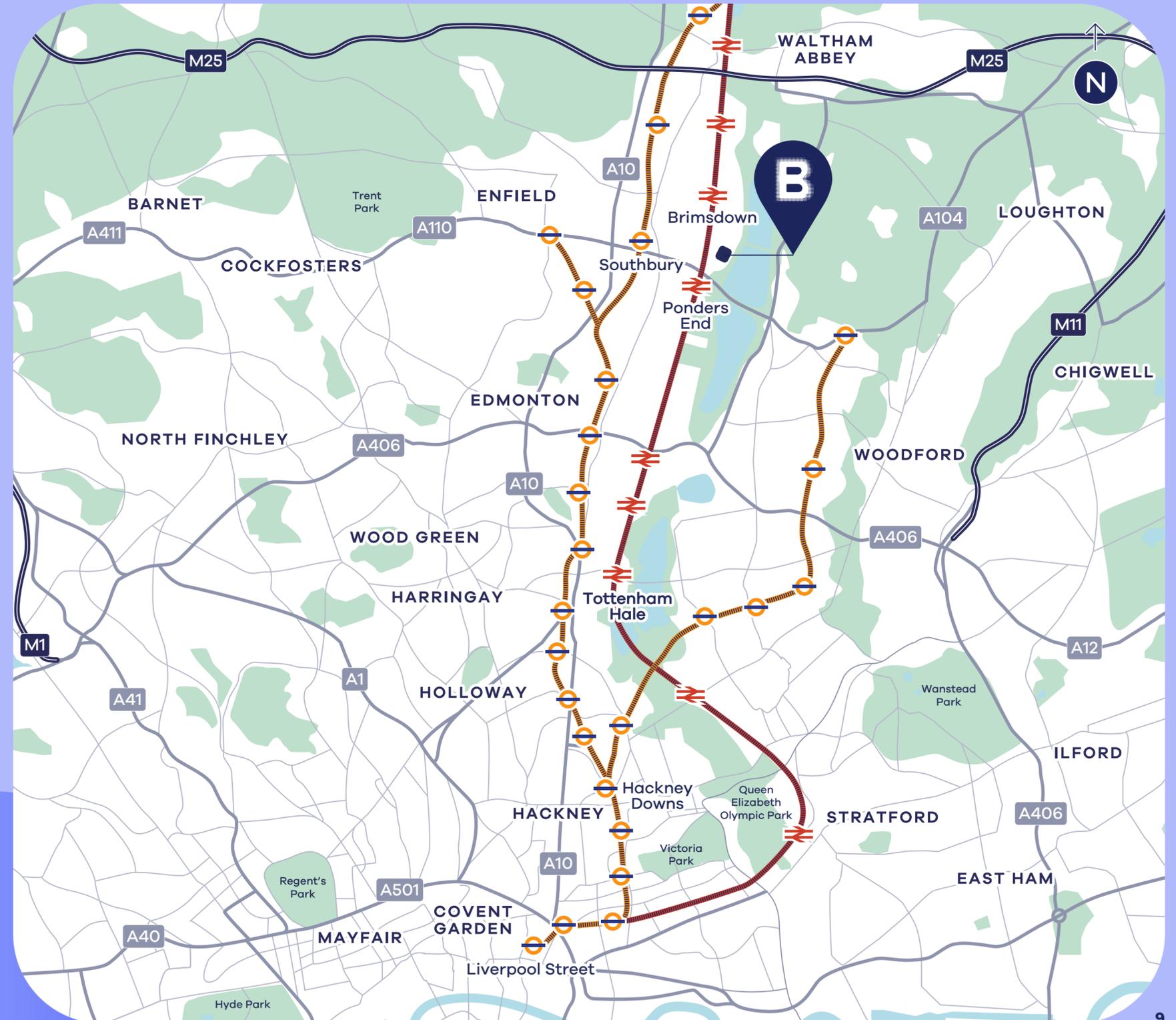
# Get where you need to be

Bloom Enfield is strategically placed to provide rapid transport links into Greater London and northern districts of the M25. The A10 and A406 are just moments away from the hub of Centenary Road.

The site is a 15-minute drive to Tottenham Hale from Ponders End where you can reach Liverpool Street in 21 minutes via Greater Anglia railway services. Nearby London train and bus services into the city centre are all a short walk to the nearest Overground (Weaver line) station.

A10	4.3 miles
A406	5.6 miles
M25	8.2 miles
Central London	11.3 miles
London City Airport	17 miles
London Stansted Airport	30 miles
Luton Airport	32.6 miles

Brimsdown		14 mins walk
Ponders End		14 mins walk
Southbury		28 mins walk
Tottenham Hale		23 mins train
Hackney Downs	 	30 mins train
Liverpool Street	 	33 mins train



Travel times taken from Google Maps and are subject to change. Map is approximate and for illustrative purposes only.

# Meet your neighbours

Enfield in is London's second largest industrial location, with unrivalled access into Greater London and the key arterial routes.

Full of life with out of hours amenities aplenty and lots of green space to explore, Enfield is perfectly situated to be your base of operations from both an industrial and workforce perspective.

- |                      |                        |                  |
|----------------------|------------------------|------------------|
| 1 Amazon UK          | 9 Gist Limited         | 17 Howdens       |
| 2 ArrowXL            | 10 London Film Studios | 18 GSF Car Parts |
| 3 Beavertown Brewery | 11 Madex Logistics     | 19 HFD Flooring  |
| 4 DHL                | 12 Ponders End Lock    | 20 Eurocell      |
| 5 DPD North London   | 13 Powerday            | 21 Warburtons    |
| 6 Euro Car Parts     | 14 Safestore           | 22 The Range     |
| 7 Evri               | 15 Siemens             |                  |
| 8 FedEx              | 16 Rexel               |                  |



Map is approximate and is for illustrative purposes only.

# Local insight

📍 London Borough of Enfield

# 400,000

population projection by 2030

# 177,000

projected households by 2036

# 183,000

people employed in the area (75.7% of 16-64 year-olds)

# £39K

average household income per annum



# Bloom

## URBAN WAREHOUSES

### For more information:

**visit:** [bloom-urban.com](https://bloom-urban.com)

**email:** [enquiries@bloom-urban.com](mailto:enquiries@bloom-urban.com)

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