

TO LET

UNIT 104 LOCKFIELD AVENUE

Enfield, EN3 7PX



Key Highlights

- 8.4m clear internal heights
- Full height electric loading doors
- 37.5kN per sq m floor loading
- Fully fitted first floor offices
- Unit benefits from a lift
- Gated secure estate

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Location

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.

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.

Description & Green Credentials

The scheme, built by Chancerygate, employs the latest environmentally friendly technologies to reduce the costs of occupation and achieve a BREEAM rating of "Excellent".

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
- 8.4m Eaves Heights
- 2 Electric Loading Doors.

Accommodation

UNIT	GROUND FLOOR (SQFT)	FIRST FLOOR (SQFT)	TOTAL (SQFT)
104	12,540	2,476	15,016

Travel Distances

Road:

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

Airports:

City	-	15 miles/28 mins
Stansted	-	28 miles/39 mins
Heathrow	-	43 miles/53 mins

Rail:

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

Terms

The unit is available either on a sublease from the tenant or a new lease to be agreed direct from the landlord

EPC

Available upon request

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