

UNIT 2 BILTON WAY

28,694 sq ft highly specified
warehouse/urban logistics unit
Comprehensively refurbished

TO LET

ENFIELD
EN3 7ER



POSITIONED TO DELIVER

UNIT 2 BILTON WAY

offers an unrivalled location for urban logistics located within a 30 minute drive of 1.86m households and ideally situated for easy access to the M25, A10 and A406.

Unit 2 offers occupiers the opportunity to easily service national and local markets.



3 MILES TO
J25 M25

SECURE SITE

ESTABLISHED URBAN LOGISTICS
AND NATIONAL LOCATION

4.1 MILES TO
NORTH CIRCULAR

ENFIELD LOCK STATION
10 MINUTE WALK

1.86 MILLION HOUSEHOLDS
WITHIN 30 MINUTES



Unit 2 Bilton Way has recently undergone an extensive refurbishment to improve energy efficiency and reduce running costs for future occupiers. Additional features include:

- PV solar panels
- EV charging points
- LED lighting throughout
- Comfort cooling and fresh air ventilation to office areas
- Breakout space
- New WCs and shower facilities

BUILDING SPECIFICATION

- 120 kVa power supply
- EPC A rating
- 7m clear height
- 3 level access loading doors
- 25m yard depth
- 33 car parking spaces
- Secure estate



3 LEVEL
ACCESS DOORS

7M
CLEAR HEIGHT

120 KVA
POWER SUPPLY

25M
YARD DEPTH



SCHEDULE OF
ACCOMMODATION
(approx GEA)

UNIT 2	sq ft	sq m
Ground floor	27,022	2,510.4
First floor offices	1,672	155.3
Total	28,694	2,665.7

*on the basis of a 10 year lease with an assumed consumption of 61.8% of the energy produced on site and an average market price of 0.2886 p/kWh. Actual total savings may differ.



PV SYSTEM CAN
SAVE OCCUPIERS
AN ESTIMATED
£180,000*

URBAN LOGISTICS

Located within an established urban logistics location **Unit 2 Bilton Way** benefits from being within a 10 minute drive of the M25 and a 15 minute drive of key conurbations such as Barnet, Romford and Finchley.

LOCATION	Distance (miles)	Time (mins)
A10	2	8
J25 M25	3	10
Enfield	3.6	13
A406 North Circular	4	14
Tottenham	5	15
J6 M11	11	21
J1 A1(M)	11	21
City of London	12.8	30

AIRPORTS	Distance (miles)	Time (mins)
London City Airport	17	35
Heathrow	28	45
Stansted	28	45

RAIL STATIONS	Distance (miles)	Time (mins)
Enfield Lock	0.5	2
Brimsdown	0.8	3
Southbury	2.5	6



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