

# ENFIELD<sup>73</sup>

ENFIELD73.CO.UK

TO LET - 73,194 SQ FT (6,800 SQ M)



**BEST-IN-CLASS**  
**PROMINENTLY POSITIONED**  
**SUSTAINABLE LOGISTICS/**  
**WAREHOUSE UNIT**  
**AVAILABLE NOW**

/// HORNS.AGENT.JAZZY  
MOLLISON AVE | ENFIELD | EN3 7NJ



# At the Centre of a Thriving Logistics Hub

**Enfield 73** is prominently positioned on Mollison Avenue, the main arterial route through the well-established Brimsdown Industrial Estate, a prime strategic London logistics location, within immediate proximity of the A10, A406 and M25.

The established estate is home to many reputable occupiers including Amazon, DHL, Coca Cola, and Warburtons to name a few. The site is located in close proximity to Brimsdown Train Station which connects directly to London Liverpool Street in 22 minutes.





# ENFIELD73

1050 MOLLISON AVE | ENFIELD | EN3 7NJ

EFG

GREGGS



makro

amazon

WarburtonS



FedEx

EVRI

City of London  
12 miles/35 mins



⚡ Ponders End

A406 ↗

⚡ Brimsdown

MOLLISON AVENUE

MOLLISON AVENUE

**M25**   
J25 - 2.7 miles





4.7 MILES/15 MINS  
A406/NORTH CIRCULAR



HIGHLY PROMINENT ONTO  
MOLLISON AVENUE



SEPARATE HGV  
ACCESS



LESS THAN A MILE FROM  
BRIMSDOWN STATION



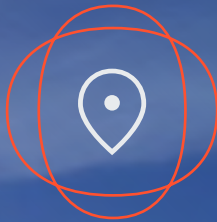
IDEALLY SITUATED FOR  
OCCUPIERS SEEKING TO  
SERVICE NORTH AND SOUTH



NET ZERO CARBON  
IN OPERATION

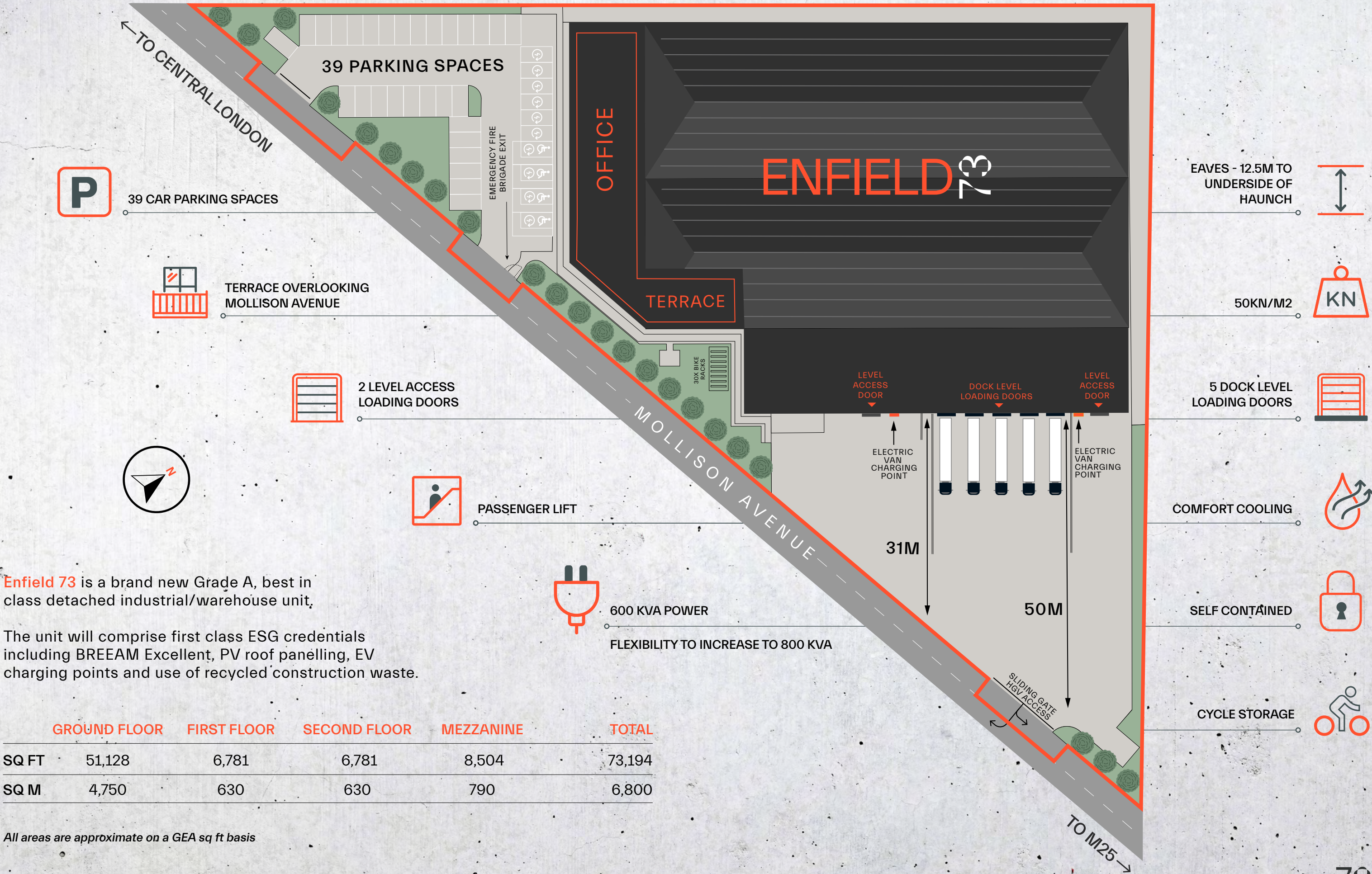


2.8 MILES M25 J25



STRATEGICALLY LOCATED





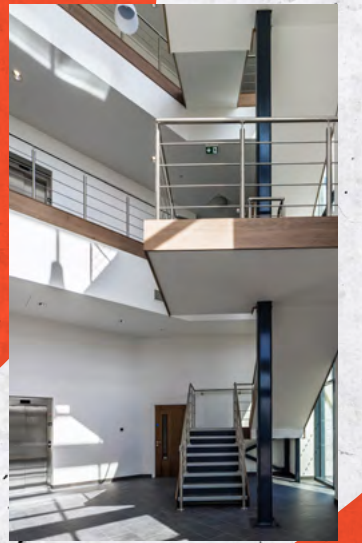
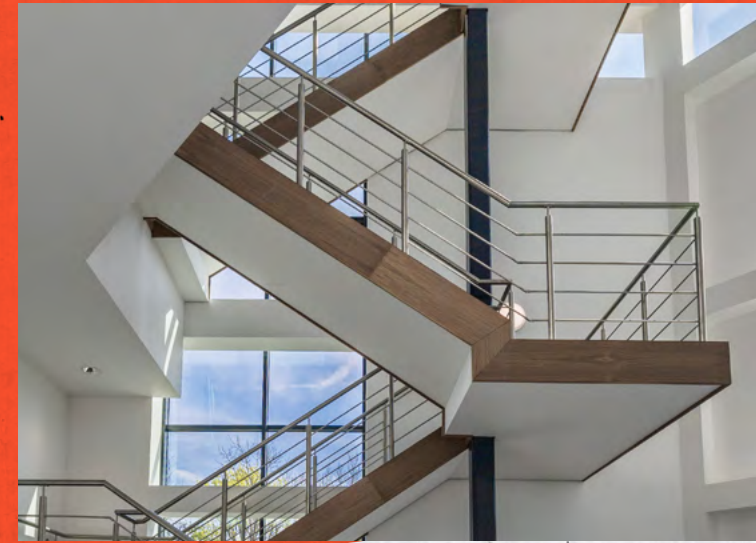
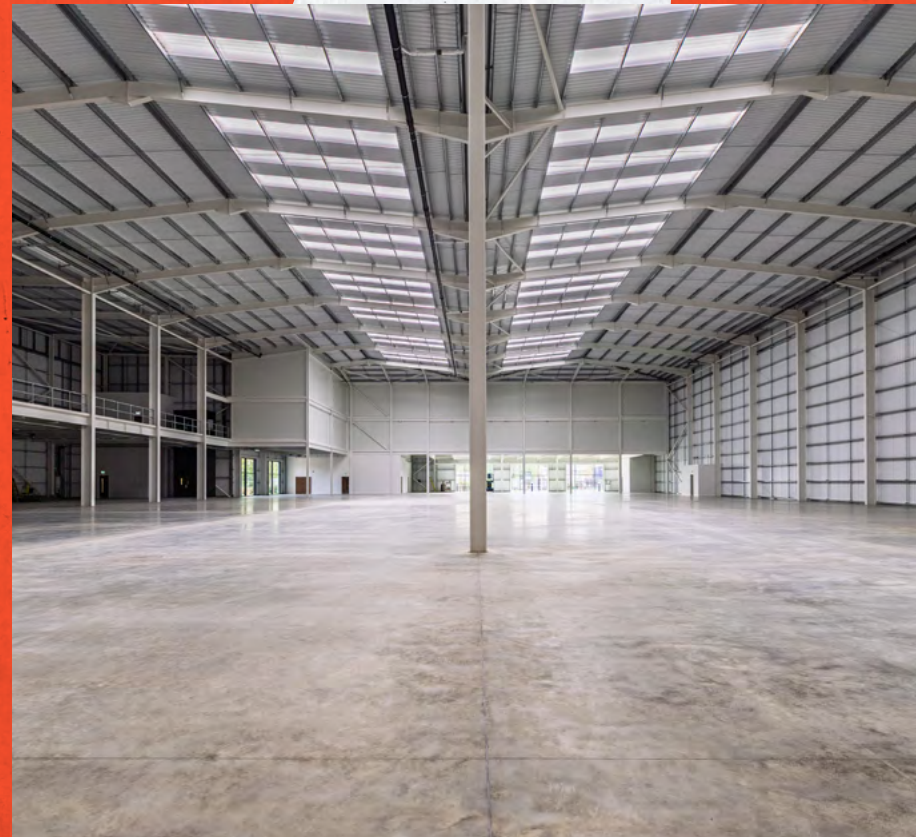
Enfield 73 is a brand new Grade A, best in class detached industrial/warehouse unit.

The unit will comprise first class ESG credentials including BREEAM Excellent, PV roof panelling, EV charging points and use of recycled construction waste.

	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	MEZZANINE	TOTAL
SQ FT	51,128	6,781	6,781	8,504	73,194
SQ M	4,750	630	630	790	6,800


All areas are approximate on a GEA sq ft basis










 ROADS	Miles	Drive Time
A10	2.1	6 mins
J25 M25	2.8	6 mins
A406 North Circular	4.7	10 mins
J1 AI(M)	13.9	20 mins
M11	6.8	21 mins
M1	14.9	24 mins

 RAIL (From Brimsdown Station)	Journey Time
Ponders End	2 mins
Tottenham Hale (Underground)	13 mins
London Liverpool Street	22 mins

 LOCATIONS	Miles	Drive Time
Enfield	3.5	8 mins
City of London	12	35 mins
West End	13	35 mins
Luton	13.2	40 mins
Chelmsford	32.2	40 mins
Cambridge	50	50 mins

 AIRPORTS	Miles	Drive Time
London City	17.1	28 mins
Luton	31.4	35 mins
Heathrow	40.8	40 mins
Stansted	42.5	50 mins

 PORTS	Miles	Drive Time
London Gateway	40.8	50 mins
Felixstowe	84	1 hr 30 mins
Dover	90	1 hr 30 mins

horns.agent.jazzy



# ESG EXCELLENCE



Enfield 73 is designed to be Net Zero in operation with four single, three double and two van EV chargers. There will be a Green Roof with PV panelling on part, and water harvesting to provide rain gardens, all of which help contribute to the Net Zero target. Achieved BREEAM EXCELLENT and an EPC A+.





# ENFIELD





EN3 7NJ

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