

LOCKFIELD AVENUE | ENFIELD | EN3 7PX

UNIT 92 TO LET

6,674 sq ft



THE GRID
Enfield

A modern industrial/
warehouse unit situated
in a prime location on the
Brimsdown Industrial Area
in Enfield, North London.

enfieldthegrid.com



Secure gated
scheme



THE GRID Enfield

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.



Enfield is home to 10,000 logistics and industrial businesses



90,000 people employed in the local area

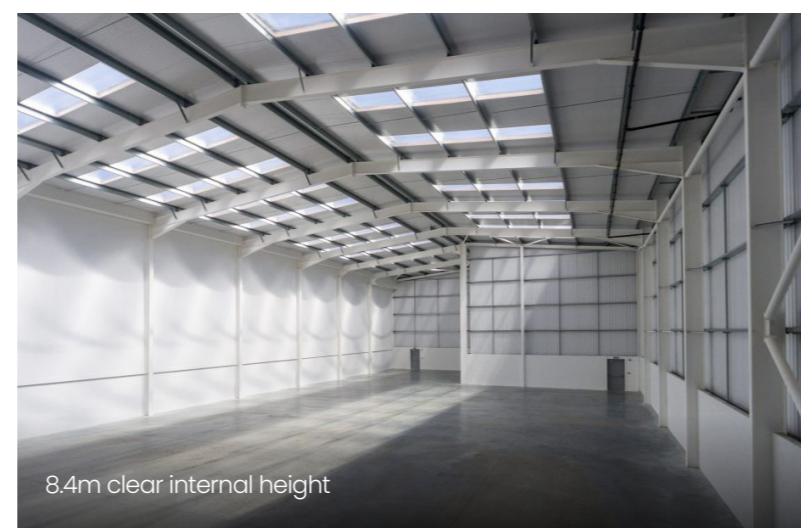
enfieldthegrid.com

STRATEGIC LOCATION

Ideally located to serve the North and Central London markets and the wider South East.



Fully fitted first floor offices



8.4m clear internal height

Accommodation

Unit No.	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
92	5,425	1,249	6,674

*Areas are approximate on a GEA basis.

Terms

The unit is available on new leases with full terms upon application.

Planning use

E(g) (i) (ii) (iii) (formerly B1c), class 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



Photovoltaic panels



EV charging points



Air source heat pumps



Secure cycle parking

35% decrease in CO2 emissions





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.

enfieldthegrid.com



Travel distances

BY 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		

BY RAIL:

Brimsgate Stn	1.3 miles/5 mins (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)

AIRPORTS:

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

More information available through the joint selling agents:



Ben Pater

ben.pater@strettons.co.uk
07915 066 170

Charles Wood

charles.wood@strettons.co.uk
07970 434 876



020 8367 2334

GLENNY.CO.UK

Peter Higgins

p.higgins@glenny.co.uk
020 3141 3534

Ryan Anderson

r.anderson@glenny.co.uk
07468 186 415

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. April 2026.