



**NORTHGATE
BUSINESS CENTRE**
EN1 1FQ

Prime Industrial / Warehouse Unit To Let Under Refurbishment Available Q4 2026

1/2 Northgate Business Centre, Enfield, EN1 1FQ





ENGINEERED FOR FLOW, DESIGNED FOR PERFORMANCE

A Reimagined Industrial Unit Designed for Flow and Performance



3 ROLLER SHUTTER DOORS



6.6M EAVES HEIGHT



39 CAR PARKING SPACES



STEEL PORTAL FRAME WITH PROFILED SHEET CLADDING



SECURE LOADING YARD



24 HOUR ACCESS



TWO STOREY ANCILLARY OFFICES



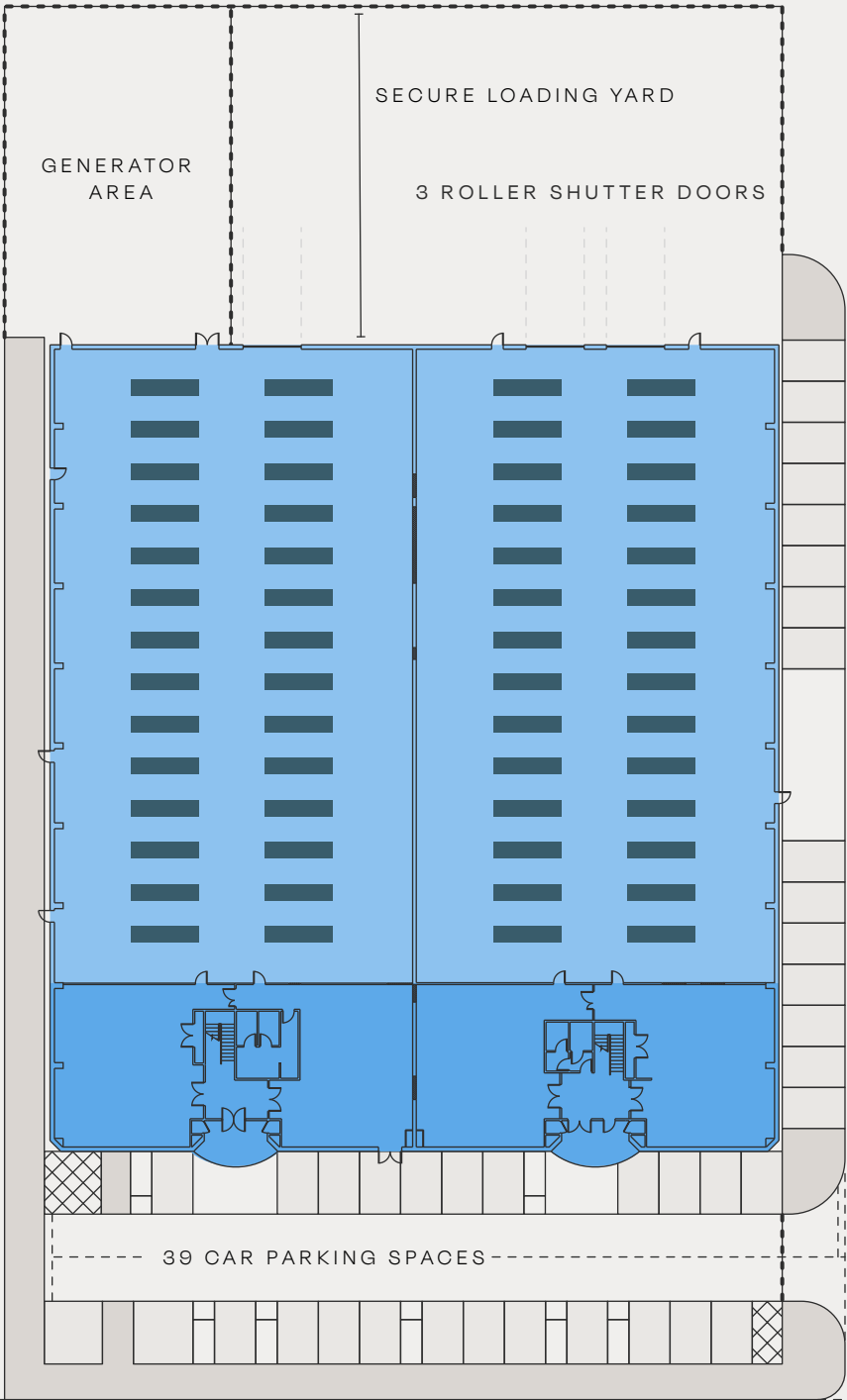
TO BE FULLY REFURBISHED



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NORTH



1/2 NBC	SQ FT	SQ M
WAREHOUSE	32,056	2,978.0
OFFICE	6,718	624.1
TOTAL	38,774	3,602.1



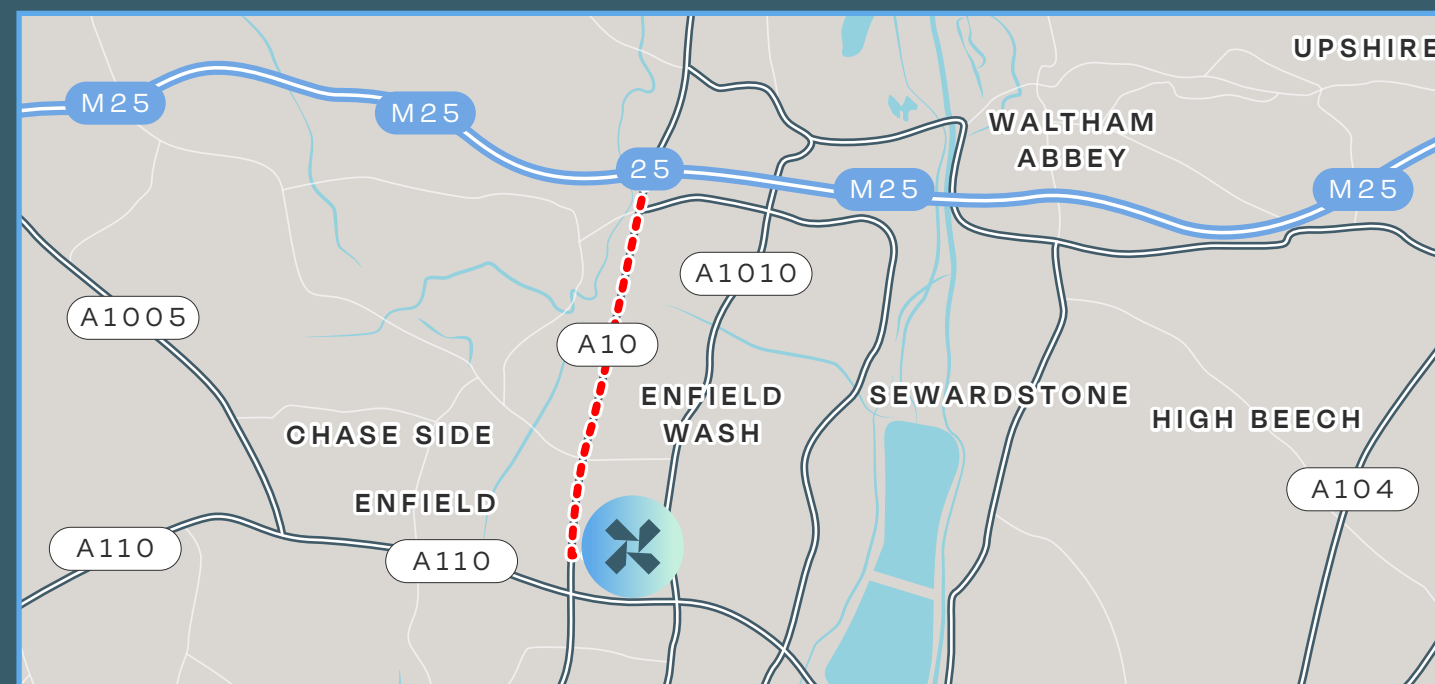


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POSITIONED LESS THAN 10 MINUTES FROM THE M25

Strategically Located within London's M25 Corridor

The unit occupies a **prime position** within North London's established **industrial corridor**. Located inside the M25, it offers **rapid access** to Central London and the wider motorway network via the A10, A406 (North Circular), and M25 (Junction 25). With **Southbury Station** nearby (Weaver Line), it provides **convenient rail connections** for staff and business operations alike.



🚶 SOUTHBURY
(5 MINUTE WALK FROM SITE)

🚆 EDMONTON GREEN
(3 MINUTE TRAIN)

🚆 SEVEN SISTERS
(11 MINUTE TRAIN)

🚆 HACKNEY DOWNS
(20 MINUTE TRAIN)

🚆 LONDON LIVERPOOL STREET
(34 MINUTE TRAIN)



329,876 SKILLED AND
DIVERSE POPULATION
IN ENFIELD



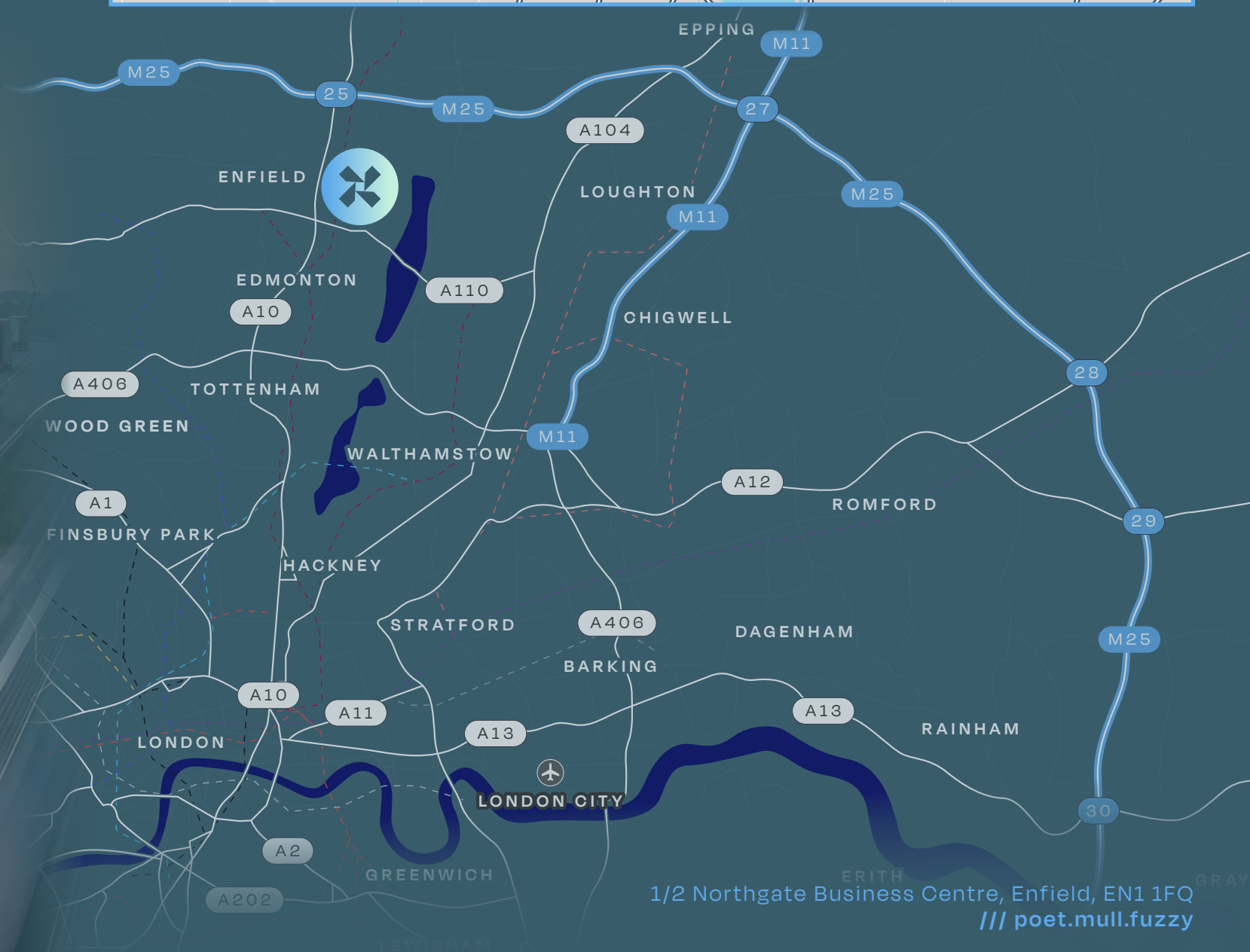
9,400+ PEOPLE LOCALLY
ARE UNEMPLOYED AND
ACTIVELY SEEKING WORK



THE LARGEST EMPLOYMENT
SECTOR IN ENFIELD IS
**WHOLESALE AND RETAIL
TRADE**



AVERAGE GROSS WEEKLY
PAY IN ENFIELD IS OVER
20% LOWER THAN THE
LONDON AVERAGE



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/// poet.mull.fuzzy



NORTHGATE BUSINESS CENTRE

EN1 1FQ



Terms

Available on request

EPC

Available on request

For more information, please contact:



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