Knight Frank

For Sale / To Let

Unit A Lower Park Road, Arnos Grove, New Southgate N11 1QD

Industrial / Warehouse / Trade Counter Unit
5,231 sq ft (486 sq m)

- Rare Freehold Opportunity
- New Grade A Specification
- Secure Site
- Prominent A406 Location Next to New Attic Self-Storage Unit, Topps Tiles, Aldi and Premier Inn
- Practical Completion Estimated December 2025

Your partners in property

The Property

Description

This new build opportunity offers a detached high specification unit of steel portal frame construction with profiled steel cladding. The unit benefits from a private secure yard with parking. It has been designed to meet modern operational needs, featuring solar PV panels, electric vehicle charging points and secure bicycle parking.

The development is strategically located abutting the A406, offering excellent vehicular access to the rest of London

Highlights

- **Use Class-** the unit is flexible meeting the needs for warehousing, manufacturing and distribution operators having planning granted for E, B2 and B8 use classes.
- **Freehold Ownership-** very rare opportunity to acquire a freehold asset providing a long-term security in a sought-after industrial market
- **ESG Credentials-** EV charging point and accessible parking facility, PV panels. Providing an estimated saving of 7.7 tonnes of CO^2 per annum from renewable energy.

Features

- Reception area
- Level access loading door (3m x 2.4m)
- Disabled and unisex WC facilities
- Secure self contained site
- 4 parking spaces and allocated loading bay
- 6.0-6.2m eaves height

Accommodation

	Sq Ft	Sq M
Warehouse	4,639	431
Reception	517	48
WCs	75	7
TOTAL	**5,231**	**486**

Location

The property is located the London Borough of Enfield which is strategically located at the base of the M1 motorway and the A10, with good access to the North Circular Road (A406), the M25 motorway, which encircles almost all of Greater London, is located approximately 5.4 miles to the north of the Property, making it an important logistics and distribution hub.

The Property is located on Lower Park Road in the London Borough of Enfield administrative area, approximately 7.2 miles to the north of central London.

Access is via Lower Park Road, off Station Road (A109).

Transport Links

Bounds Green Underground
(0.6 miles)

Kings Cross
(16 mins)

Leicester Square
(23 mins)

Green Park
(26 mins)

New Southgate Railway Station
(580 meters)

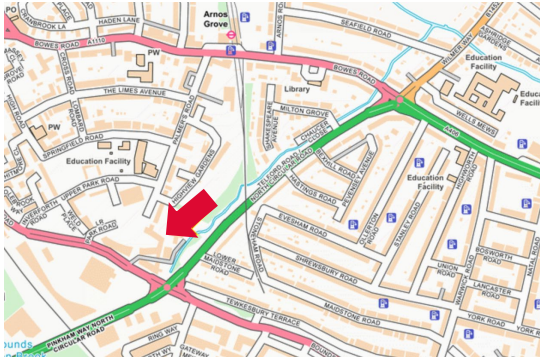
London St Pancreas
(14 mins)

Highbury & Islington
(14 mins)

Kings Cross
(16 mins)

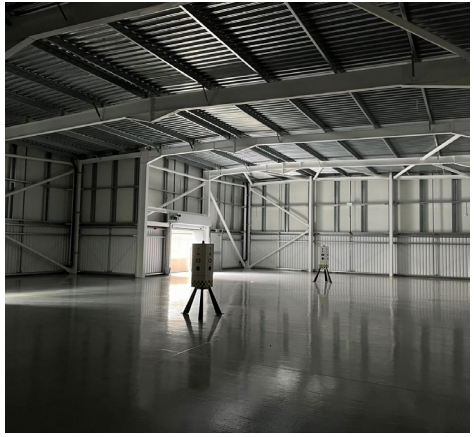
Nearby Occupiers

1 2 3



Site Progress

November 2025



Contact

Terms

The property is available on a freehold or leasehold basis. Price and lease terms are available on application.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

Targeting EPC A and BREEAM Excellent. Rating to be provided upon practical completion.

Rateable Value

Interested parties are advised to make their own enquiries with the Borough of Enfield.

Legal Costs

Each party to bear their own legal costs.

VAT

The sale of the property is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents

Knight Frank

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2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated March 2026. Photographs dated January 2025.

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