ENFIELD 73

ENFIELD73.CO.UK

TO LET - 73,199 SQ FT (6,800 SQ M)

UP TO 3 MVA AVAILABLE

73

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.

ENFIELD 73

1050 MOLLISON AVE | ENFIELD | EN3 7NJ

EFG

GREGGS

Tri·Star PACKAGING

makro

amazon

Warburtons

DHL

FedEx

EVRi

4.7 MILES/15 MINS
A406/NORTH CIRCULAR

HIGHLY PROMINENT ONTO
MOLLISON AVENUE

SEPARATE HGV
ACCESS

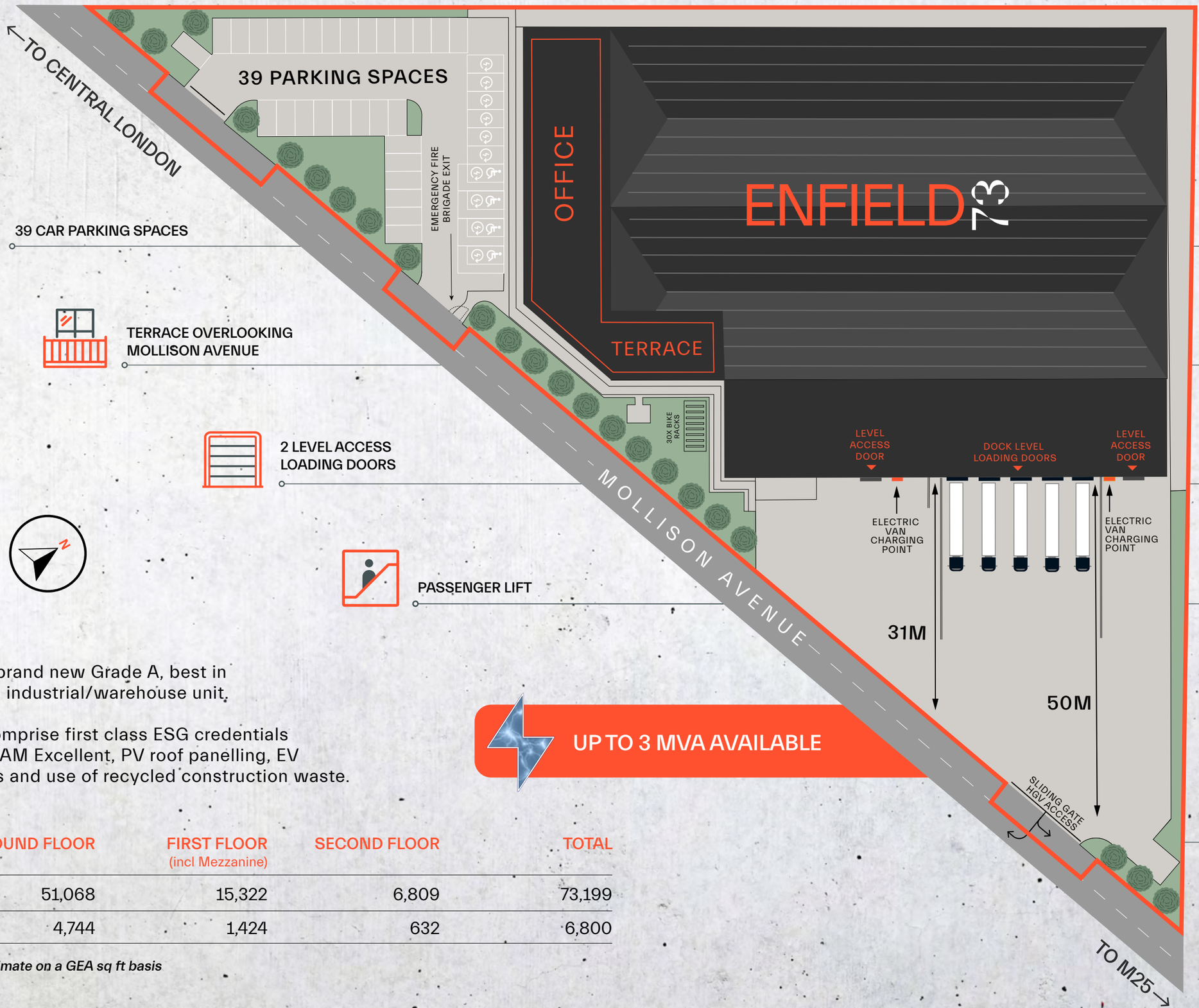
LESS THAN A MILE FROM
BRIMSDOWN STATION

IDEALLY SITUATED FOR
OCCUPIERS SEEKING TO
SERVICE NORTH AND SOUTH

NET ZERO CARBON
IN OPERATION

2.8 MILES M25 J25

STRATEGICALLY LOCATED



39 CAR PARKING SPACES

TERRACE OVERLOOKING MOLLISON AVENUE

2 LEVEL ACCESS LOADING DOORS

PASSENGER LIFT

EAVES - 12.5M TO UNDERSIDE OF HAUNCH

50KN/M2

5 DOCK LEVEL LOADING DOORS

COMFORT COOLING

SELF CONTAINED

CYCLE STORAGE

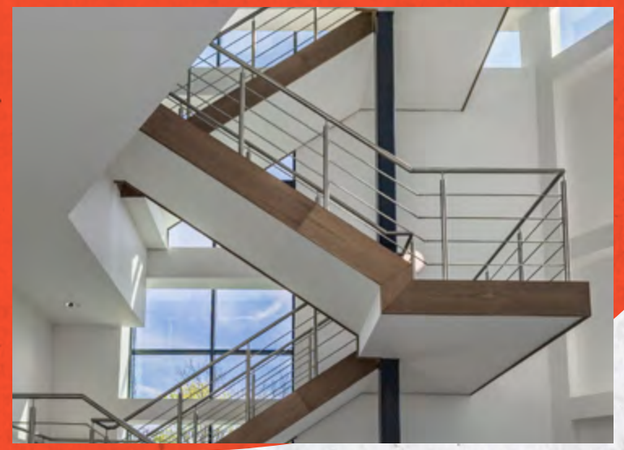
UP TO 3 MVA AVAILABLE

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 (incl Mezzanine)	SECOND FLOOR	TOTAL
SQ FT	51,068	15,322	6,809	73,199
SQ M	4,744	1,424	632	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 Al(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

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ESG EXCELLENCE

10% Roof Lights

PV Roof Providing
194,500 KWH Per Annum

12 Active EV Chargers
40 Passive EV Chargers

Recycled
Materials

Net Zero Carbon
in Operation

Rain Gardens to Promote
Sustainable Drainage

Green Roof

EPC A+
Rating

BREEAM
Excellent

100%
LED Lighting

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

ENFIELD

73

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