

**3 UNITS
REMAINING**

Workstown



**PHASE 1 COMPLETE
4,101 – 15,499 SQ FT**

AVAILABLE ON A LEASEHOLD BASIS



THREE UNITS AVAILABLE WITHIN A NEW INDUSTRIAL VISION FOR NORTH LONDON

The completion of Workstown Phase 1 represents the kick-start of a visionary collaboration between Enfield Council and HBD, in delivering a significant transformation and economic boost to the area aimed at breathing new life into North London, by creating a new working community in Enfield which encourages SMEs to thrive and generate employment.

Workstown Phase 1 comprises 58,469 sq ft of varying space over nine new industrial / warehouse units within a secured gated scheme. It is the beginning of the larger, ambitious expansion for the area and has been built to the highest standards, and is perfectly placed to serve the North and Central London markets as well as reaching out towards Hertfordshire, Cambridgeshire and Essex.



SPECIFICATION

- Electric loading doors
- First floor office areas
- Dedicated parking



BREEAM
"Very Good"



EPC rating A



LED lighting with
PIR/daylight sensors



8m eaves height



Floor loading
37.5kN/m²



3 phase power



15% warehouse
roof lights &
photovoltaic panels



Steel portal frame



Electric loading doors



Fitted first
floor offices

A406 | EDMONTON



Ponders End Station

A110

Lee Valley Golf Course

William Girling Reservoir

← Edmonton Green Station

Phase 1

Phase 2*

Montagu Recreation Ground

Workstown Phase 2 as currently planned, will represent the regeneration of a 28 acre site that will make Workstown the biggest industrial scheme created for North London.

Early adopters of the three units that remain, will secure the long-term benefits of a bigger opportunity for future expansion and collaboration within an important hi-spec industrial hub, which will represent a further 300,000 sq ft of unit space, strategically located to maximise business connectivity.

*Phase 2 as currently planned.



A1055 MERIDIAN WAY

MONTAGU ROAD

CONDUIT LANE

ANGEL EDMONTON RD

A406

Meridian Water Station

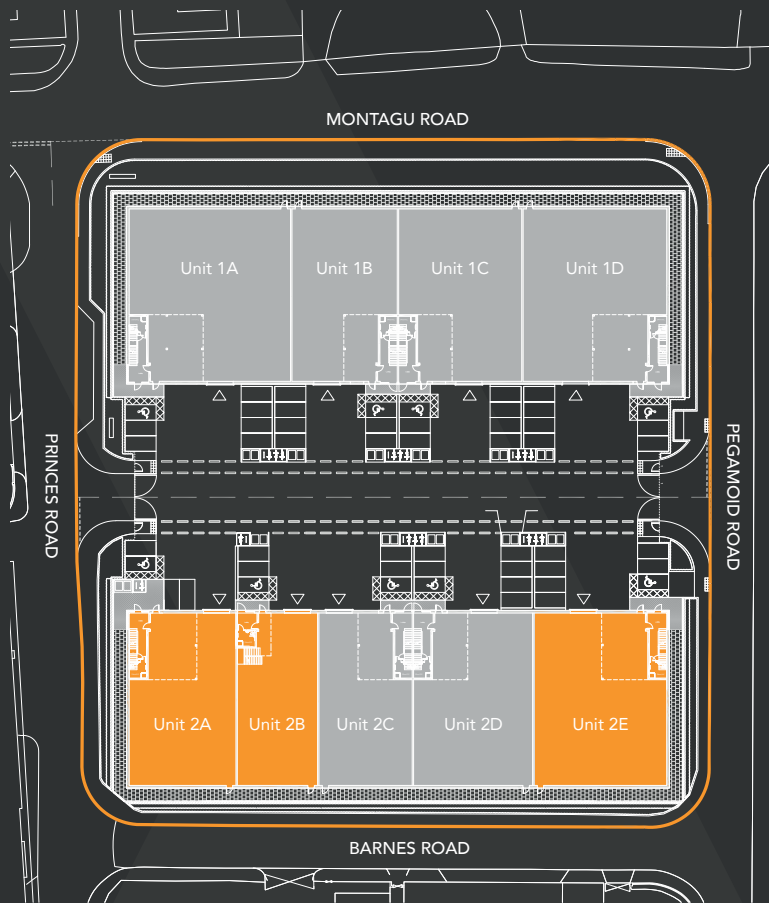
Workstown



ACCOMMODATION

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Units	sq ft	sq m
1A (Let)		
Ground Floor	7,492	696
1st Floor	1,367	127
Total	8,859	823
Car Parking Spaces		7
1B (Let)		
Ground Floor	4,822	448
1st Floor	925	86
Total	5,748	534
Car Parking Spaces		7
1C (Let)		
Ground Floor	5,673	527
1st Floor	926	86
Total	6,598	613
Car Parking Spaces		7
1D (Let)		
Ground Floor	6,684	621
1st Floor	1,324	123
Total	8,008	744
Car Parking Spaces		7
2A (Available)		
Ground Floor	4,994	464
1st Floor	1,184	110
Total	6,178	574
Car Parking Spaces		4
2B (Available)		
Ground Floor	3,714	345
1st Floor	388	36
Total	4,101	381
Car Parking Spaces		3
2C (Let)		
Ground Floor	4,295	399
1st Floor	926	86
Total	5,220	485
Car Parking Spaces		3
2D (Let)		
Ground Floor	5,490	510
1st Floor	915	85
Total	6,405	595
Car Parking Spaces		7
2E (Available)		
Ground Floor	6,189	575
1st Floor	1,163	108
Total	7,352	683
Car Parking Spaces		7



CONNECTIVITY IS AT THE HEART OF WORKSTOWN

Pymmes Park

NORTH CIRCULAR

A406

Tesco

A1055

Meridian Water Station

Premier Inn

CONDUIT LANE

A1055 MERIDIAN WAY

Phase 2*

Phase 1

MONTAGU ROAD

Montagu Recreation Ground

WorkstOWN

*Phase 2 as currently planned.



Route to
Edmonton Green

FORE STREET
A1010

TOTTENHAM
PARK

MONTAGU
RECREATION GROUND

SALMONS BROOK

PEGAMOID ROAD

MERIDIAN WAY

PYMERS BROOK

WALK

20
minutes

Meridian Water Station
to Tottenham Hale
(Victoria line) & Liverpool Street

DRIVE

4
minutes

North Circular (A406)

10
minutes

M11 Junction 4

14
minutes

M25 Junction 25
close connectivity

30
minutes

Central London

CRAIG PARK

MONTAGU ROAD

A1055

CONDUIT LANE

KENNINGHALL
OPEN SPACE

ANGEL EDMONTON RD

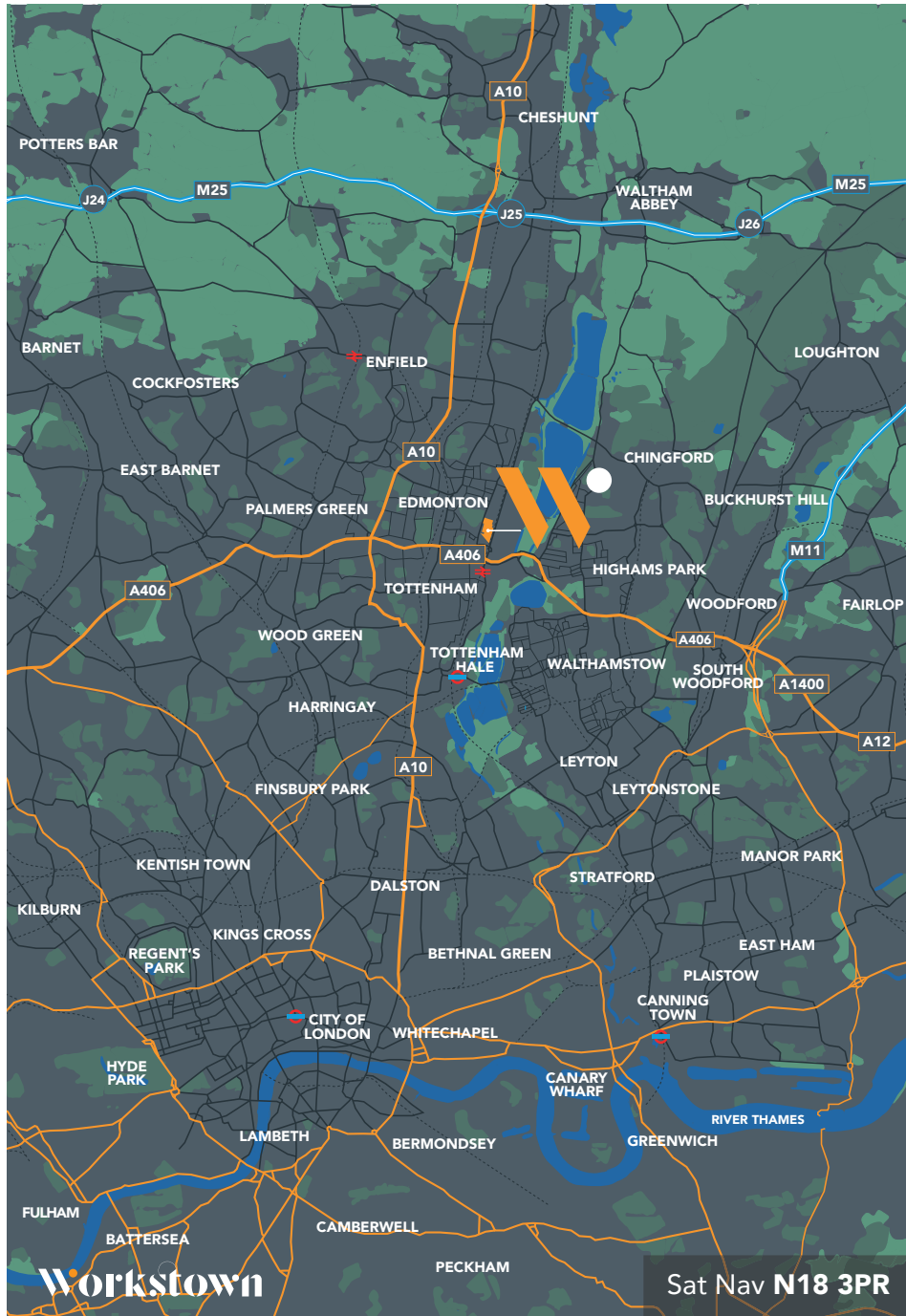
A406

NORTH CIRCULAR

A406

MERIDIAN WATER

Workstown



LOCATION

Workstown is situated in Enfield and sits prominently on Montagu Road adjacent to the A406, with easy access to the A1055 Meridian Way and the A10 Great Cambridge Road.

The area's network of connected travel systems and the ability to house a variety of business types and sizes will enhance the business community element to thrive as an important industrial destination for the area.

Distances

	miles		miles
A406	0.7	The City	9.6
Meridian Water Station	0.9	London City Airport	13.2
A10 Cambridge Junction	1.9	West End	20.1
Tottenham Hale Tube Station	1.9	Heathrow Airport	24.5
Enfield Town Centre	3.5	Stansted Airport	27.9
M25 Junction 25	5.1	Luton Airport	30





MERIDIAN WATER

Located less than a mile from Workstown, Meridian Water is Enfield Council's vision to create a special, riverside location that will attract major employers alongside ambitious start-ups and scale ups.

The £6bn, regeneration project will create beautiful homes and world-class public spaces, enlivened by a mix of growing industries, new shops, leisure facilities and transport connections. Its proximity to Workstown endorses the collective commitment to regenerate this area of North London.



Workstown

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WORKSTOWN.CO.UK



Terms

The units are available on new leases.
Full terms available on application.



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A development by



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Designed by
HEKTA

