

TO LET - 73,194 SQ FT (6,800 SQ M)

**BEST-IN-CLASS
PROMINENTLY POSITIONED
SUSTAINABLE LOGISTICS/
WAREHOUSE UNIT**

PC - Q1 2025

ENFIELD73.CO.UK

ENFIELD

73

**/// HORNS.AGENT.JAZZY
MOLLISON AVE | ENFIELD | EN3 7NJ**



ENFIELD 73

BEAVERTOWN



EVRI

City of London
12 Miles/35 mins

EFG



makro



GREGGS

Warburton's

1050 MOLLISON AVE | ENFIELD | EN3 7NJ

Ponders End

A406

Brimsdown

Bulk Buy

A1055

A1055

M25
J25 - 2.7 miles

ENFIELD 73

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.



2.8 MILES
M25 J25



LESS THAN A MILE FROM
BRIMSDOWN STATION



SEPARATE HGV
ACCESS



IDEALLY SITUATED FOR
OCCUPIERS SEEKING TO
SERVICE NORTH AND SOUTH



NET ZERO CARBON
IN OPERATION



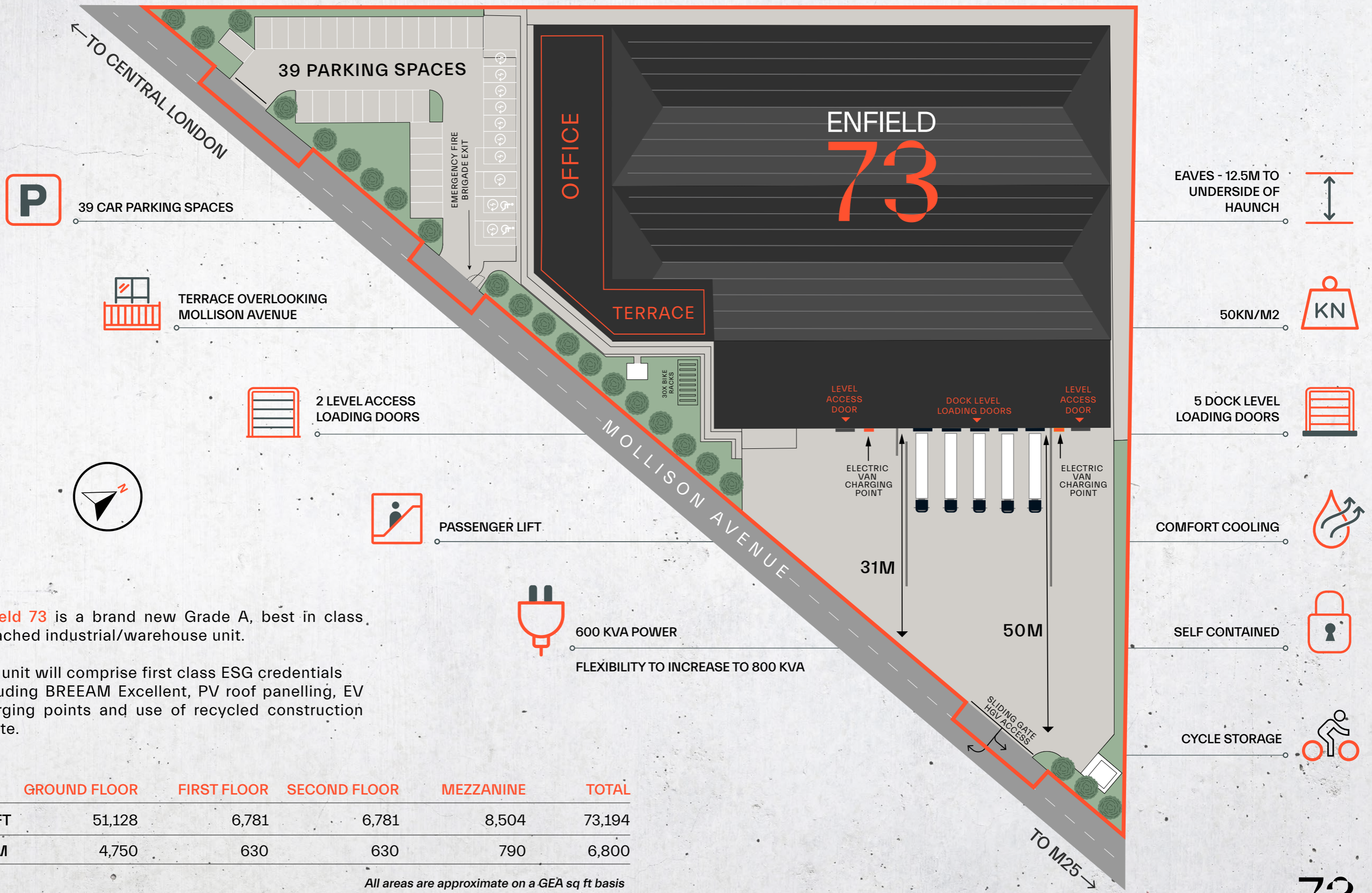
4.7 MILES/15 MINS
A406/NORTH CIRCULAR



HIGHLY PROMINENT ONTO
MOLLISON AVENUE



Indicative CGI



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.

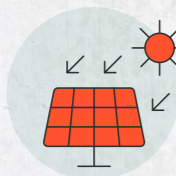
	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	MEZZANINE	TOTAL
SQ FT	51,128	6,781	6,781	8,504	73,194
SQ M	4,750	630	630	790	6,800

All areas are approximate on a GEA sq ft basis

ESG EXCELLENCE



10% ROOF LIGHTS

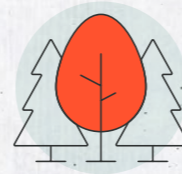


PV Roof Providing
194,500 KWH Per Annum

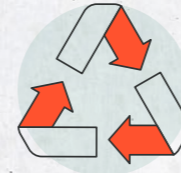


12 Active EV Chargers *
40 Passive EV Chargers

Rain Gardens To Promote
Sustainable Drainage



Recycled Materials



Net Zero Carbon
In Operation





Green Roof



Targeting
EPC A+



Targeting
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. It is Targeting BREEAM EXCELLENT and an EPC A+.

ENFIELD



Indicative CGI



ROADS

	Miles	Drive Time
A10	2.1	6 mins
J25 M25	2.8	6 mins
A406 North Circular	4.7	10 mins
J1 A1(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 Airport	17.1	28 mins
Luton	31.4	35 mins
Stansted	42.5	50 mins
Heathrow	40.8	40 mins

PORTS

	Miles	Drive time
London	40.8	50 mins
Felixstowe	84	1 hr 30 mins
Dover	90	1 hr 30 mins

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