

TWO BRAND NEW, HIGH SPEC,
URBAN LOGISTICS / WAREHOUSE UNITS

AVAILABLE Q3 2022

AYTAN PARK MERIDIAN WATER

AYTANPARK.COM

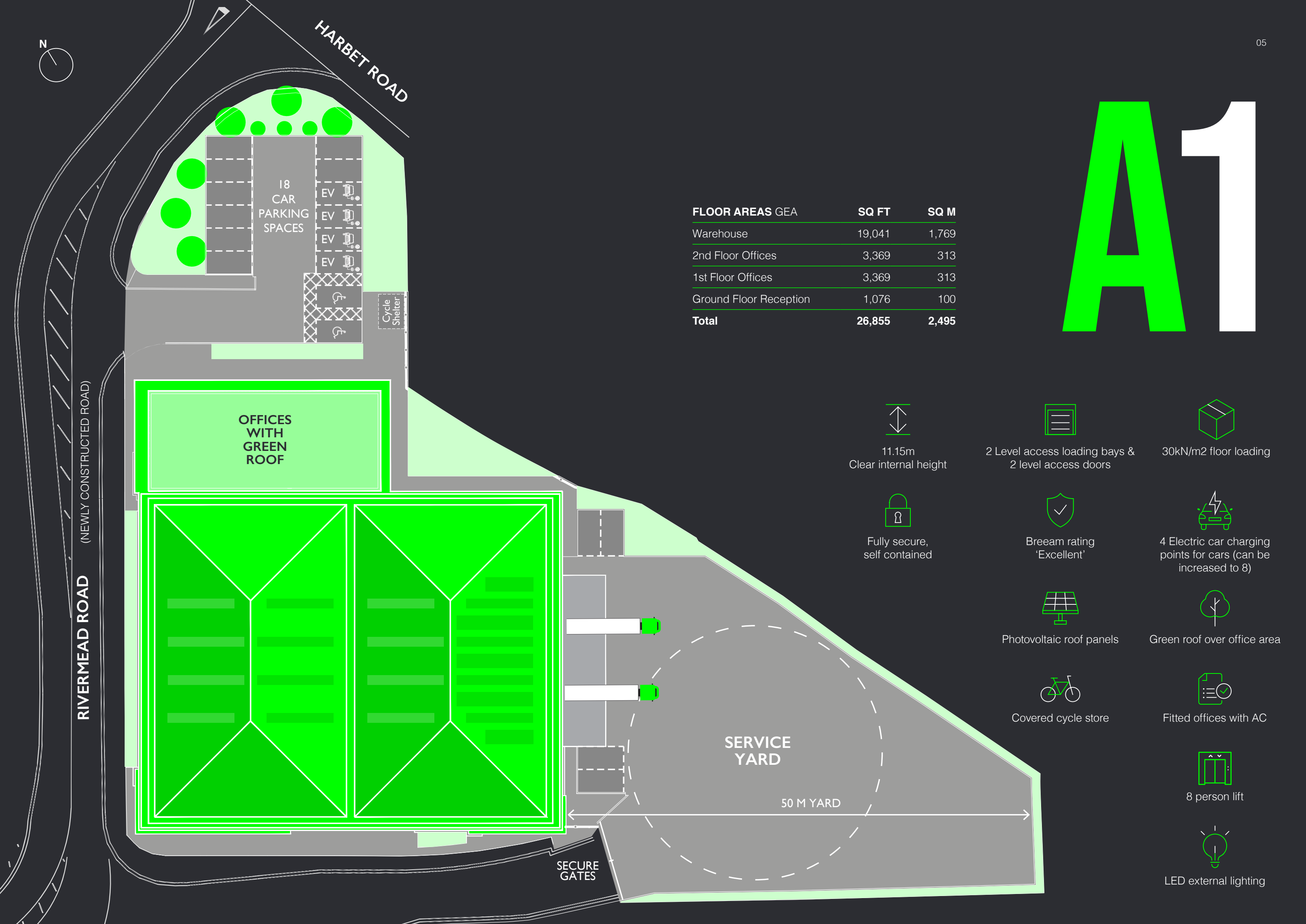
HARBET ROAD
EDMONTON
LONDON **N18 3QB**

Aytan Park Meridian Water is a brand new, exemplar and highly accessible warehouse / logistics development located off Harbet Road which connects directly to the A406 (North Circular Road). The M25 junction 25 is just 7 miles to the north providing easy access to wider motorway network. The A10 is 2.5 miles to the west with good connections into the City of London to the south and Cambridge to the north.

Meridian Water Railway Station is under a mile away providing frequent services to Tottenham Hale (Victoria Line) and Stratford.


**READY
TO
CONNECT
READY
TO
DELIVER**







| FLOOR AREAS GEA | SQ FT | SQ M |
|------------------------|--------|-------|
| Warehouse | 19,041 | 1,769 |
| 2nd Floor Offices | 3,369 | 313 |
| 1st Floor Offices | 3,369 | 313 |
| Ground Floor Reception | 1,076 | 100 |
| Total | 26,855 | 2,495 |


A1



11.15m
Clear internal height


2 Level access loading bays &
2 level access doors


30kN/m2 floor loading


Fully secure,
self contained


Breeam rating
'Excellent'


4 Electric car charging
points for cars (can be
increased to 8)


Photovoltaic roof panels

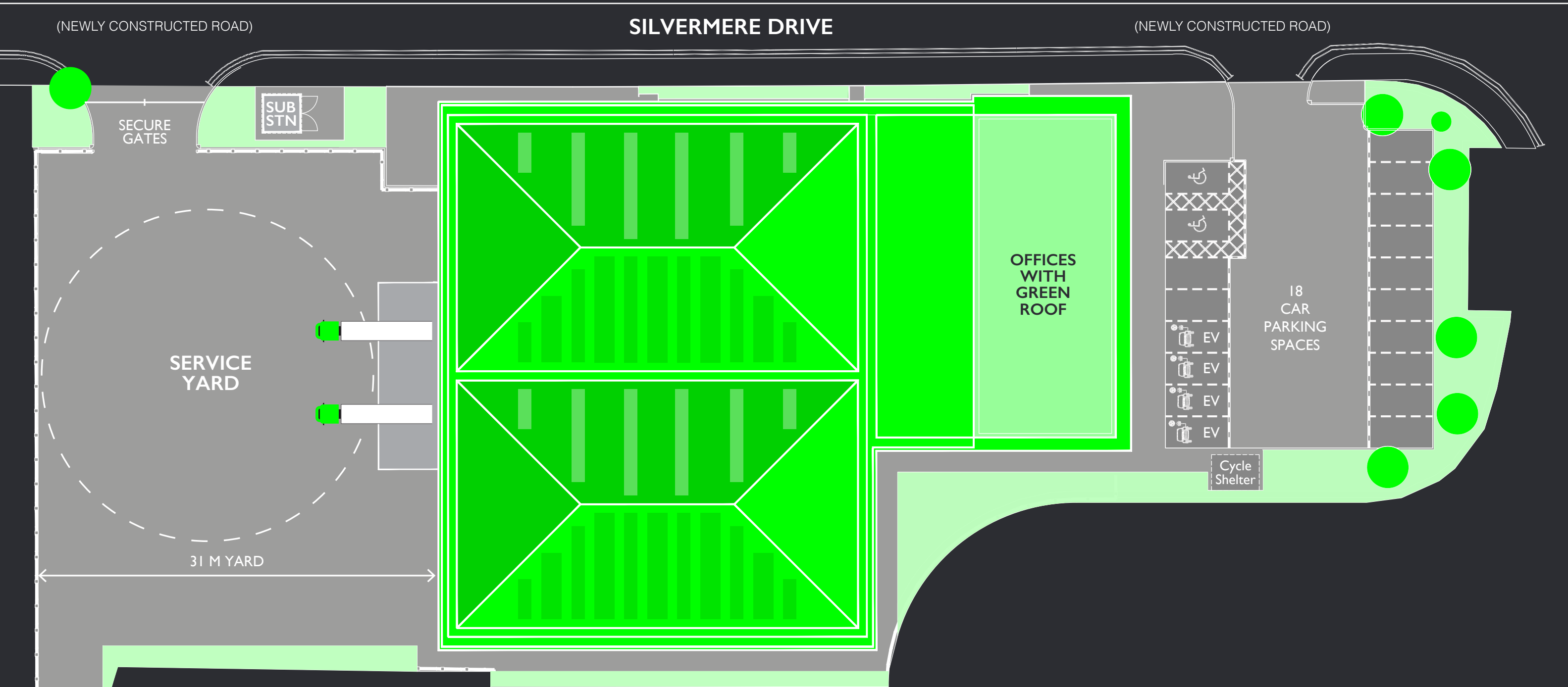

Green roof over office area



Covered cycle store



Fitted offices with AC



8 person lift



LED external lighting





- 


11.15m
Clear internal height
- 


2 Level access
loading bays & 2
level access doors
- 


37kN/m2 floor loading
- 


Fully secure,
self contained
- 


Breeam rating
'Excellent'
- 


4 Electric car charging
points for cars (can be
increased to 8)
- 

Photovoltaic roof
panels
- 

Green roof over
office area
- 

Covered cycle store
- 

Fitted offices
with AC
- 

8 person lift
- 

LED external lighting

| FLOOR AREAS GEA | SQ FT | SQ M |
|------------------------|---------------|--------------|
| Warehouse | 18,966 | 1,762 |
| 2nd Floor Offices | 3,326 | 309 |
| 1st Floor Offices | 3,326 | 309 |
| Ground Floor Reception | 1,044 | 97 |
| Total | 26,662 | 2,477 |

A2

IN GREAT COMPANY

09

LOCAL
OCCUPIERS



Premier Inn



halfords



DECATHLON

TOOLSTATION

TESCO

Coca-Cola

COSTCO
WHOLESALE



Troubadour

THE BIG
YELLOW
SELF
STORAGE
COMPANY

CENTRAL
LONDON
10 MILES

M11 J4
5.5 MILES

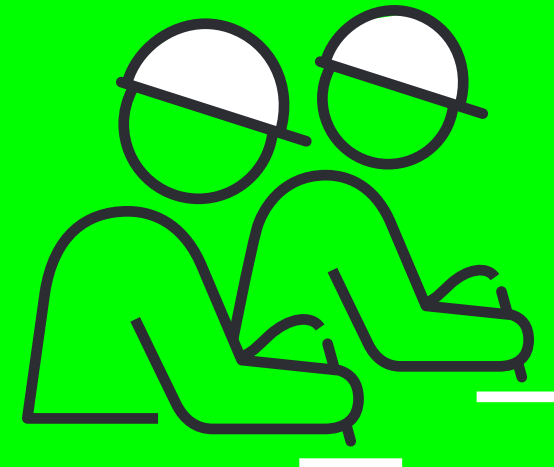
WHY AYTAN PARK?

Source: NOMIS Upper Edmonton Ward 2011 / CACI 2020

LOCAL RELEVANT LABOUR SUPPLY

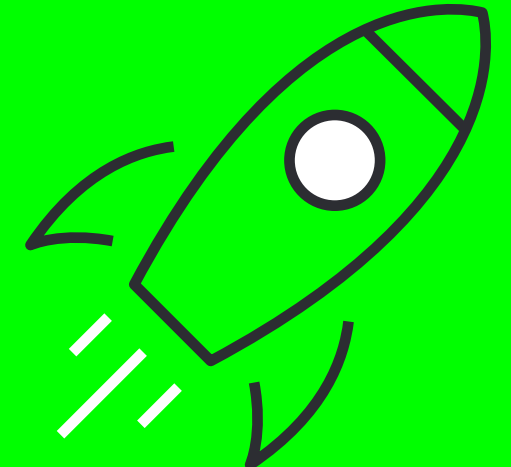
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OCCUPATION



26% of the local labour force are working in routine or elementary occupations.

ACCESS TO MARKETS



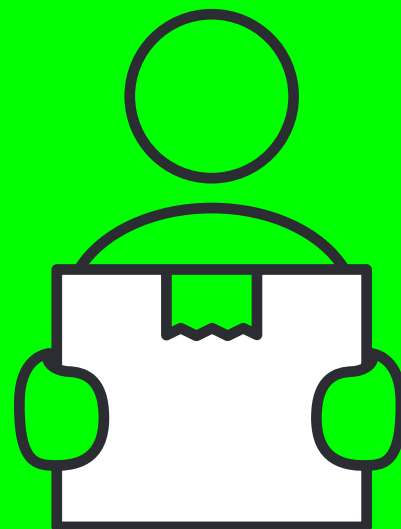
A household comparison goods spend of £16.1 billion is available within a 1 hour drive time of Edmonton. Over 25% of the entire UK population can be reached in under 2 hours, over 50% within 4 hours.

LABOUR PROFILE



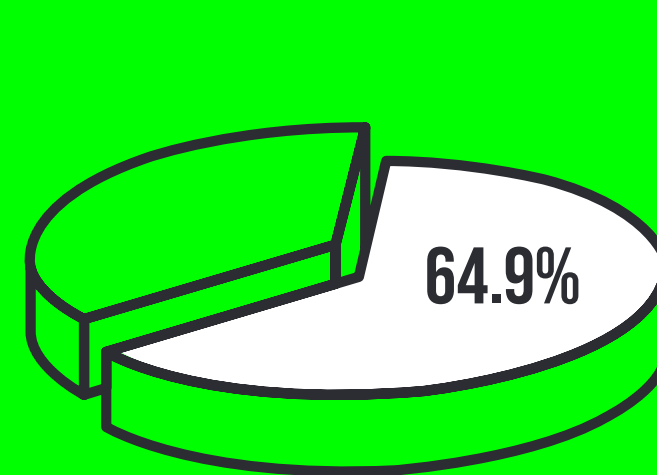
55% of the local community are educated up to level 2, which would suit more menial task related work.

INDUSTRY



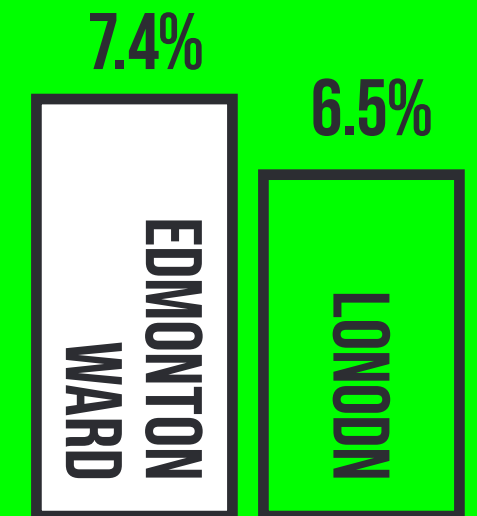
6.9% of the local labour force are already working in the transport and storage industry.

WORKING POPULATION



64.9% of the Upper Edmonton ward are of working age.

JOB SEEKERS



7.4% of the Upper Edmonton ward are unemployed, higher than the borough and London average.



DIRECT ACCESS

Direct access to the A406 (North Circular Road)
Average of 10,000 vehicle movements per hour.



INDUSTRIAL BASE

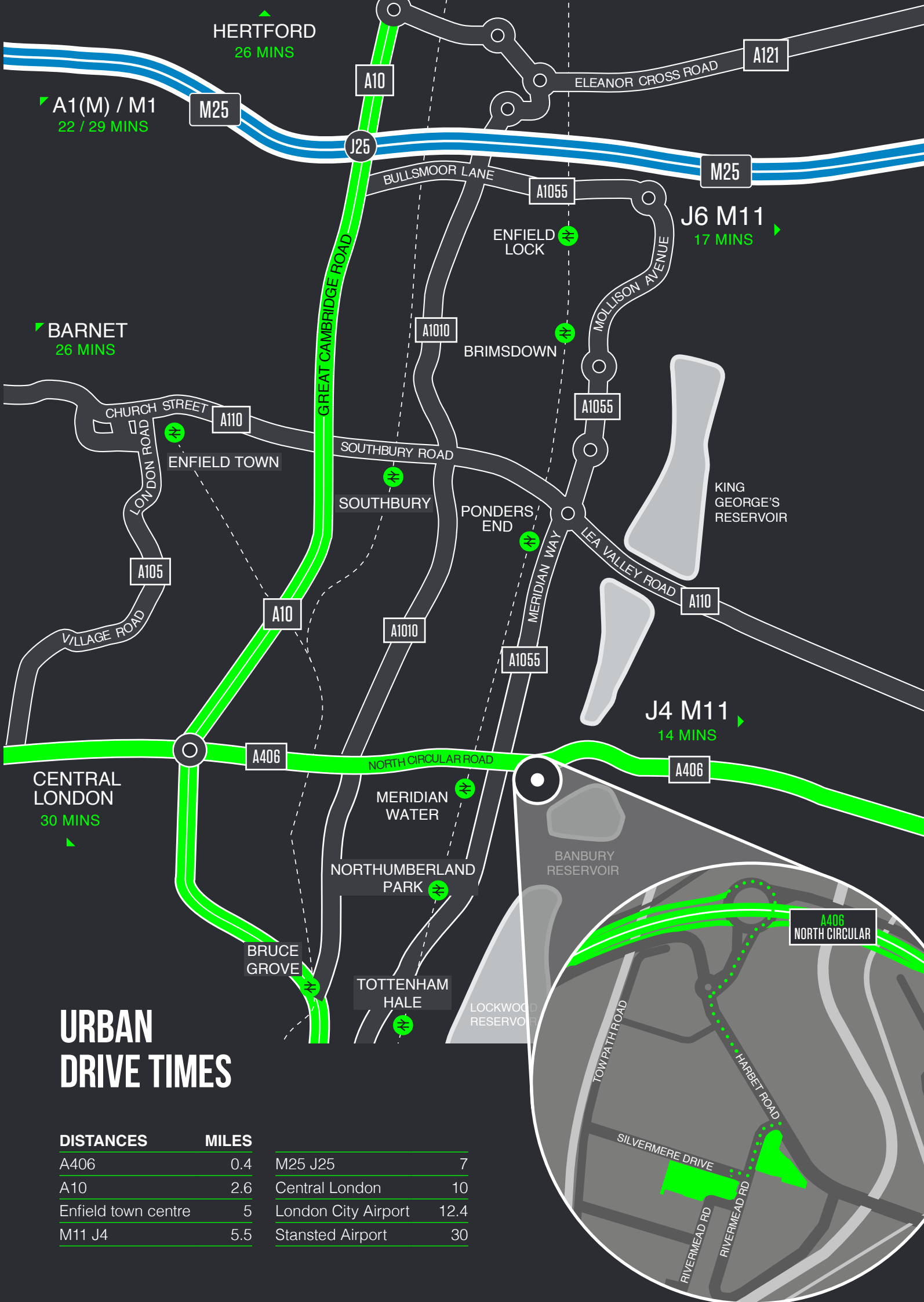
With easy access to the A406 and M25, plus London's airports and public transport networks, the area has attracted an enviable and diverse industrial base.



MERIDIAN WATER

Meridian Water Railway Station opened in 2019 and forms part of the major £6bn Meridian Water regeneration programme led by Enfield Council, bringing 10,000 homes and thousands of jobs to the area.

ALWAYS
ON TIME





Terms

Each unit will be available on new long term FRI leases.
Quoting terms available upon application.

All Enquiries

Further information is available from the joint agents.

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their Client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.