A406 | EDMONTON

WORKSTOWN.CO.UK



2 UNITS REMAINING

workstown

PHASE 1 COMPLETE
4,101 – 11,453 SQ FT
AVAILABLE ON A LEASEHOLD BASIS

TWO 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/m^2

3 phase power

15% warehouse roof lights & photovoltaic panels

Steel portal frame

Electric loading doors

Fitted first floor offices





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.

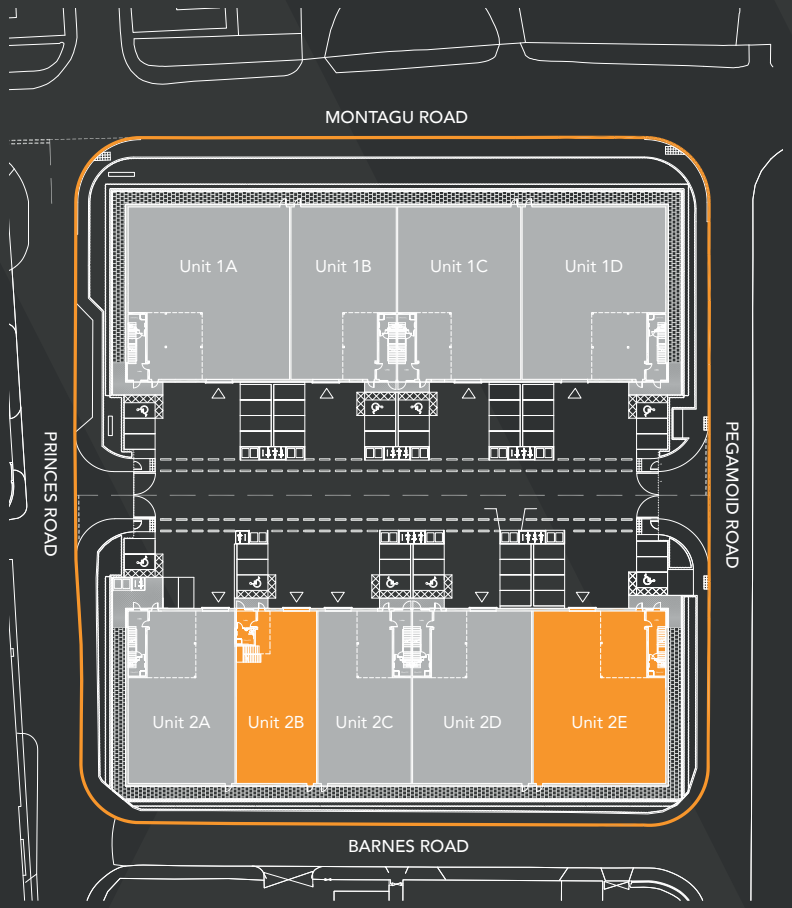
Workstown

ACCOMMODATION

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 (Let)		
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











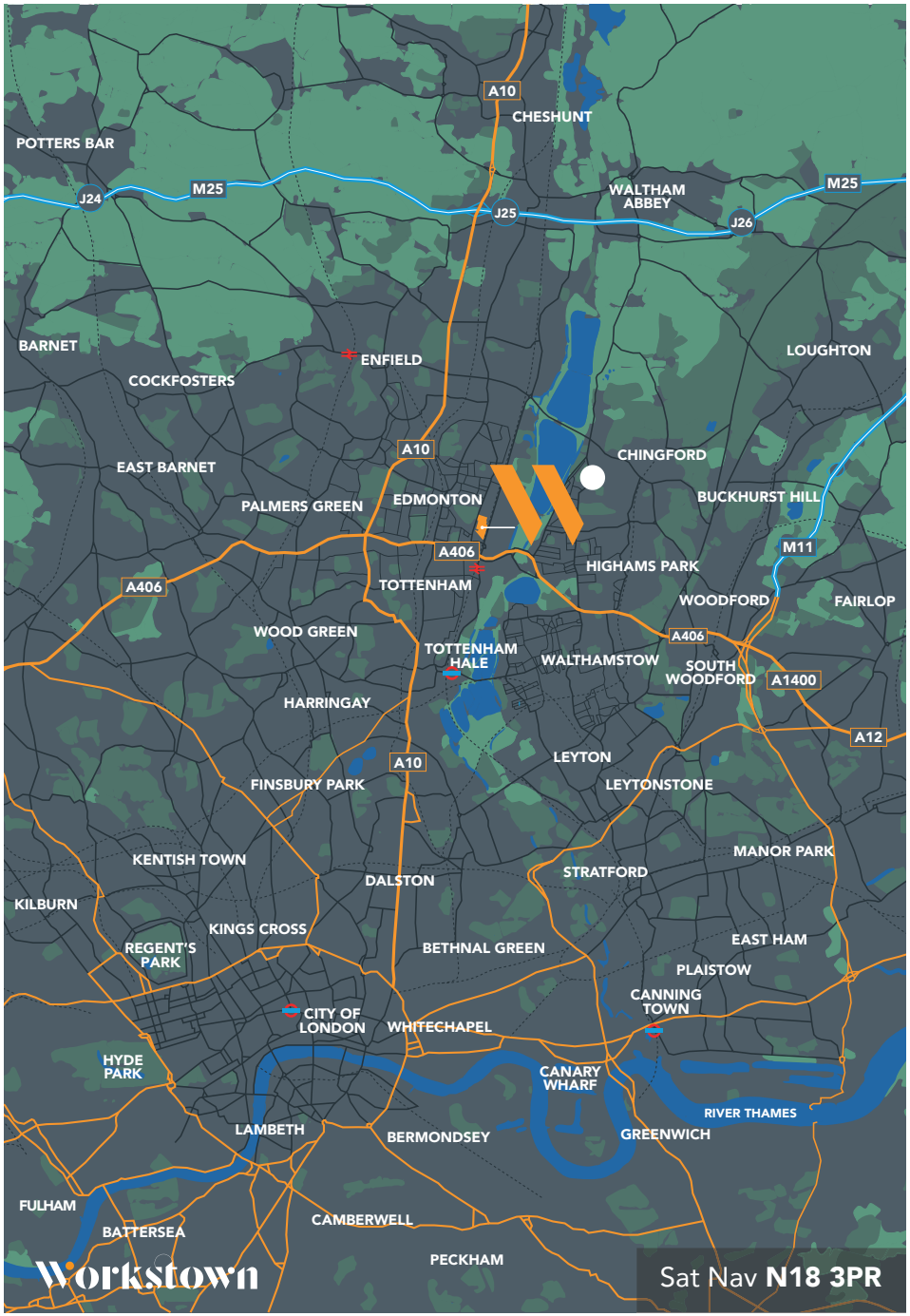


CONNECTIVITY IS AT THE HEART OF WORKSTOWN

Workstown

*Phase 2 as currently planned.


Route to
Edmonton Green
TOTTENHAM
PARK
SALMONS BROOK
MONTAGU
RECREATION GROUND
PEGAMOID ROAD
MERIDIAN WAY
PYMMERS BROOK
FORE STREET
A1010
MONTAGU ROAD
A1055
CRAIG PARK
CONDUIT LANE
A406
NORTH CIRCULAR
KENNINGHALL
OPEN SPACE
ANGEL EDMONTON RD
A406
MERIDIAN WATER
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
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
A406	0.7
Meridian Water Station	0.9
A10 Cambridge Junction	1.9
Tottenham Hale Tube Station	1.9
Enfield Town Centre	3.5
M25 Junction 25	5.1
The City	9.6
London City Airport	13.2
West End	20.1
Heathrow Airport	24.5
Stansted Airport	27.9
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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Terms

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

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A development by

HBD ENFIELD Council

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Designed by HEKKTA





