



# INDURENT

EDMONTON INDUSTRIAL PARK

N18 3BH  
///TRUCKS.JOIN.BAGS

INDUSTRIAL/WAREHOUSE UNIT  
UNIT B3: 10,704 SQ FT (994.4 SQ M)  
Available for immediate occupation



0.7 miles to  
North Circular  
(A406).



Secure  
yard area.



1,500 kVA  
power capacity  
across the site.

Warehousing that Works.

# Changing spaces in Edmonton.

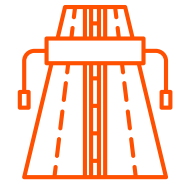
The available accommodation at Edmonton Industrial Park comprises part of a larger industrial and warehouse facility. Unit B3 offers 10,704 sq ft (GEA) of versatile industrial space in a prime North London location. The premises have recently undergone a substantial refurbishment, are ready for immediate occupation and can be offered separately or combined.

## An ideal location for Central London.

Strategically located, with excellent access to Central London - being one mile from the North Circular (A406), and in close proximity to the wider motorway network via the M25 J25.



# You're well-connected.



## MAJOR ROADS

North Circular (A406)	0.7 miles
M11 J4	4.5 miles
M25 J25	6 miles
M1 J1	10 miles
Central London	12 miles



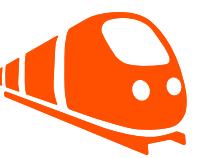
## CITIES/MAJOR TOWNS

Enfield	6 miles
Tottenham	6 miles
The City	10 miles
The West End	10 miles
Canary Wharf	12 miles
Dartford	26 miles



## AIRPORTS

City	13 miles
Heathrow	27 miles
Stansted	28 miles
Luton	35 miles



## RAIL

Meridian Water to Tottenham Hale	4 mins
Tottenham Hale to Central London	14 mins

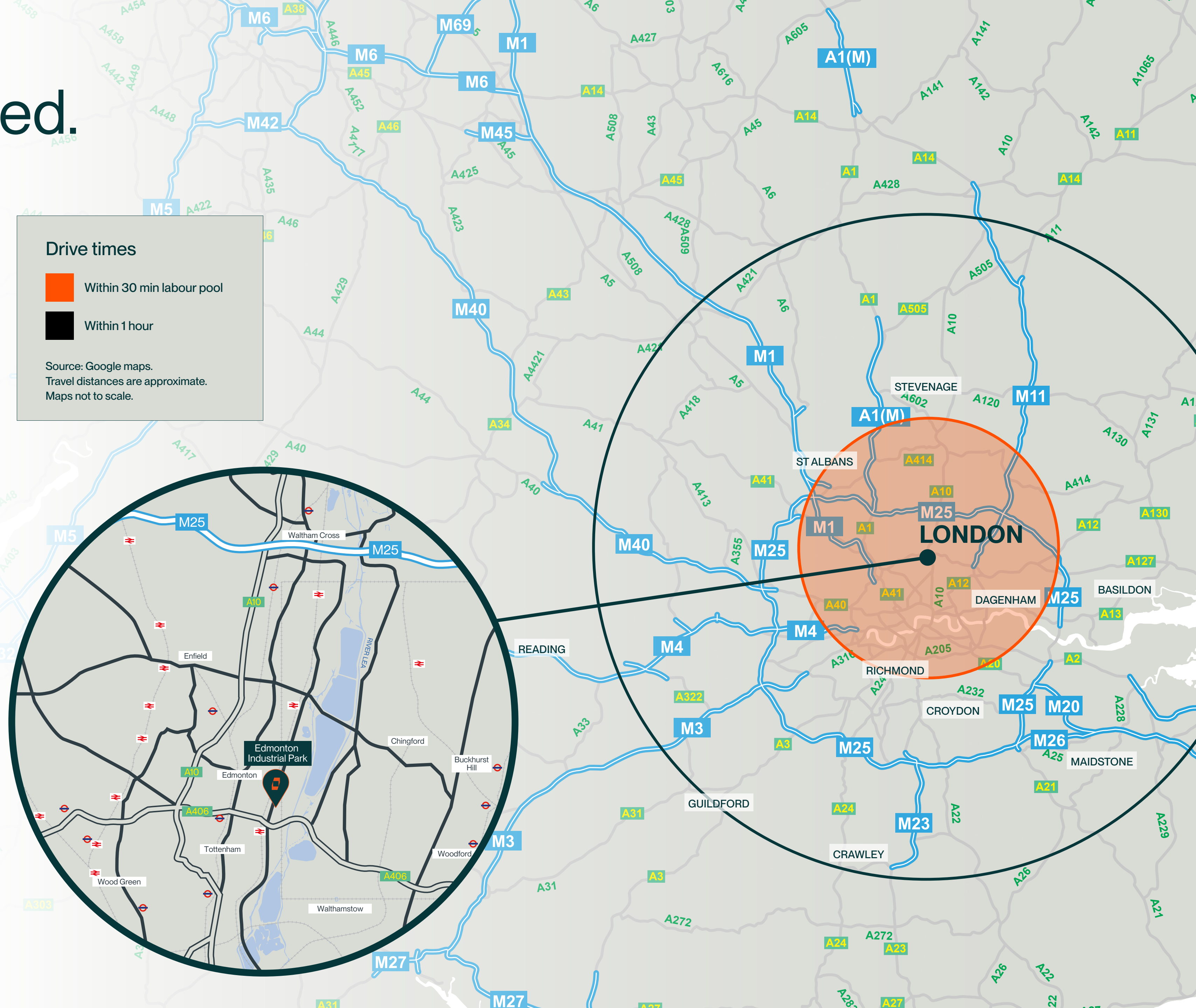


Warehousing that Works.

**Drive times**

- Within 30 min labour pool
- Within 1 hour

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



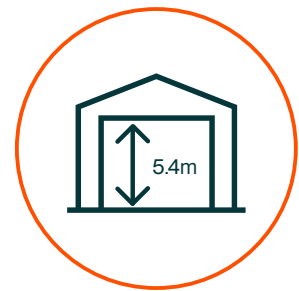
# Schedule of accommodation.

UNIT B3	
WAREHOUSE (GF)	9,004 SQ FT (836.5 SQ M)
OFFICES (FF)	1,700 SQ FT (157.9 SQ M)
TOTAL	10,704 SQ FT (994.4 SQ M)

All floor areas are approximate gross external areas.



Level access loading



5.4m eaves height



Dedicated car parking



Secure yard area



24 hour access

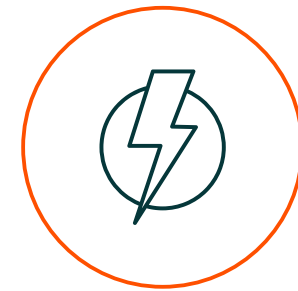


EPC C rating

Refurbished to EPC C rating



LED Lighting



1,500 kVA power capacity across the site

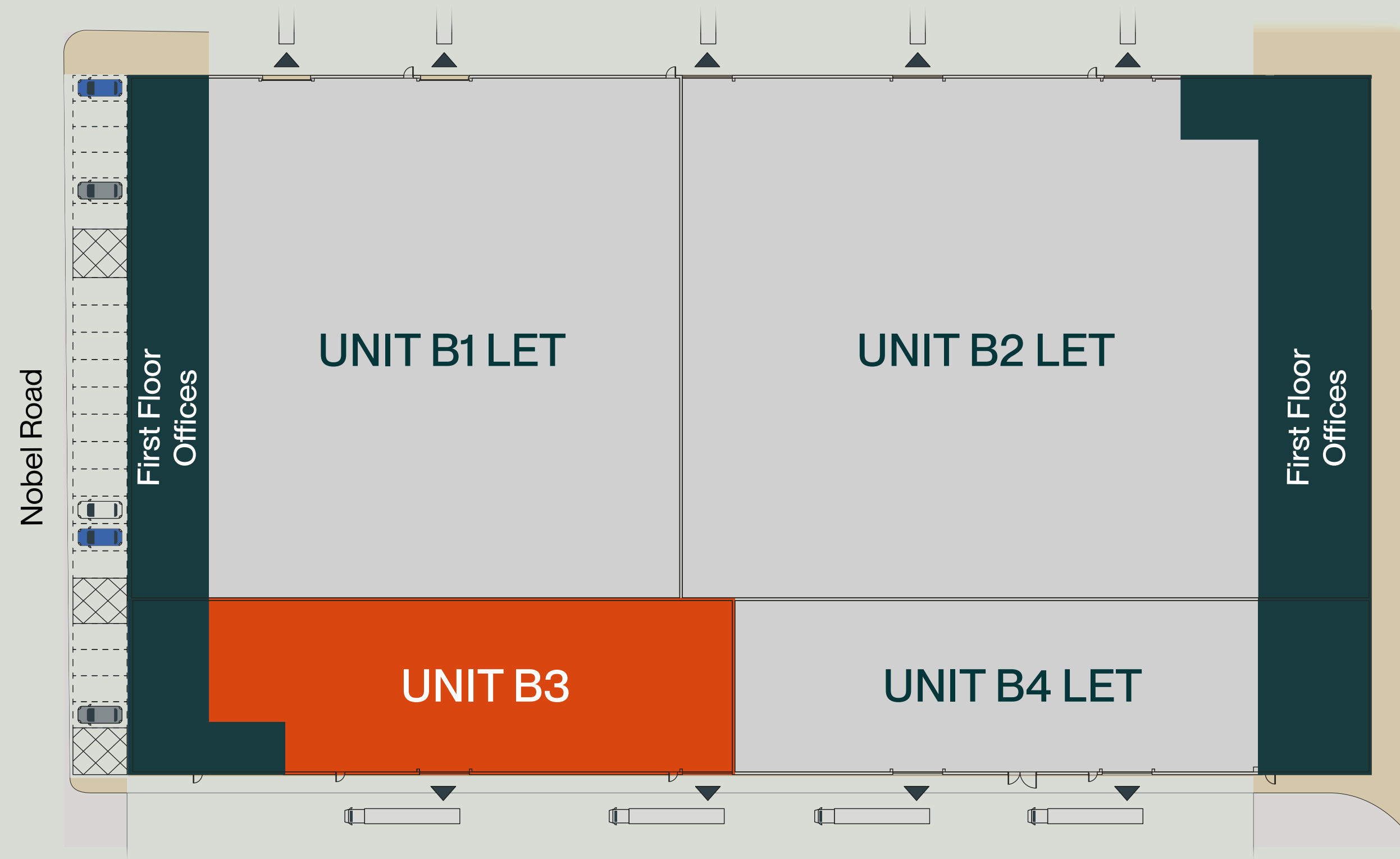


Warehousing that Works.



# Development layout.

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Development layout is indicative.



Warehousing that Works.



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