



**MARTINBRIDGE**  
TRADE PARK, ENFIELD

# Prime location Flexible terms

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**38,507 sq ft industrial / distribution / trade unit**

Unit 4, Martinbridge Trade Park  
Lincoln Road | Enfield | EN1 1SP

[uk.goodman.com](http://uk.goodman.com)

# Where connectivity meets flexibility

Martinbridge Trade Park offers customers flexible lease terms and an exceptional location with direct access to the A10/A406 and M25, and fast links to the M1/A1/M11 and Central London.



## Strategic location

0.2 miles from the A10, with fast access to the M25 (J25) and Central London



## Flexibility

Suitable for industrial / distribution / trade counter use



## Well-known, established estate









Join local occupiers including Magnet Kitchens, BMW, Big & Red Storage, Waitrose, DHL, Furniture Village and John Lewis



## Comprehensively refurbished

Benefit from newly refurbished warehouse and office space

The recently refurbished 38,507 sq ft industrial unit benefits from a new roof, 5 ground level loading doors to the western elevation and 2 ground level loading doors to the eastern elevation. Suitable for B2/B8/E(g)(iii) use, it includes the following features:

-  7.45m internal eaves height (clear)
-  Loading to two elevations
-  7 ground level loading doors
-  Dedicated yard areas
-  Open plan office accommodation
-  38 dedicated car parking spaces
-  24hr access
-  EPC 'C' rating (64)

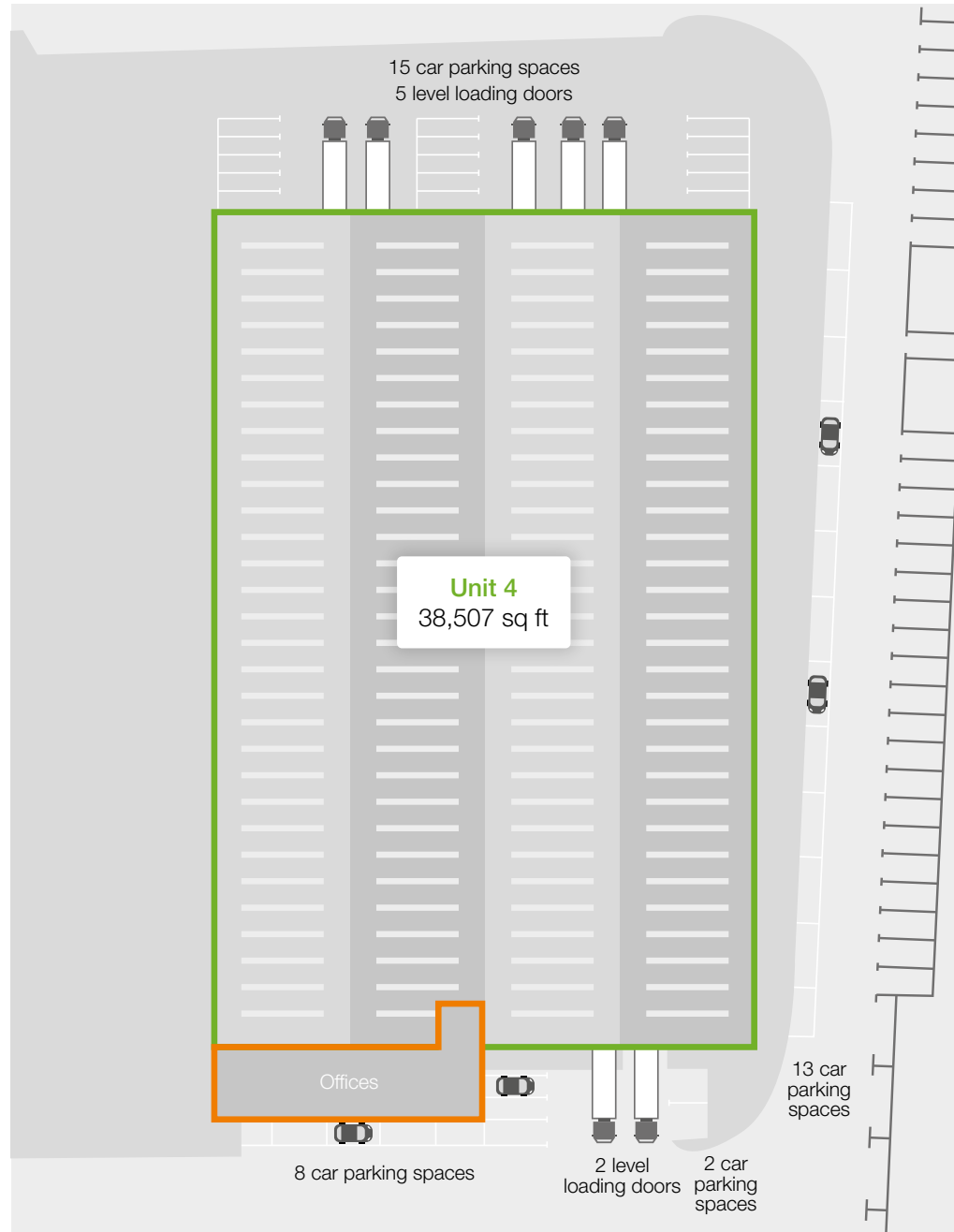


# Site layout

Unit 4	(GEA)
Warehouse	35,046 sq ft
Office	3,461 sq ft
<b>Total</b>	<b>38,507 sq ft</b>

**KEY:**

- Warehouse space
- Office space



# Accessibility



## Road

A10	0.2 miles
A406	2.6 miles
M25 (J25)	2.8 miles
M11 (J4)	8.6 miles
Central London	11 miles
West End	15 miles
M1 (J2)	15.4 miles
Canary Wharf	18.5 miles



## Airports and ports

London City Airport	17 miles
London Stansted	28 miles
Tilbury	31 miles
Luton Airport	33 miles
London Gateway	33 miles
Heathrow	43 miles
Felixstowe	84 miles
Southampton	102 miles



## Rail

Southbury Station (London Overground) is a ten-minute walk from the property, while Enfield Chase Station is less than a 2-mile drive away.

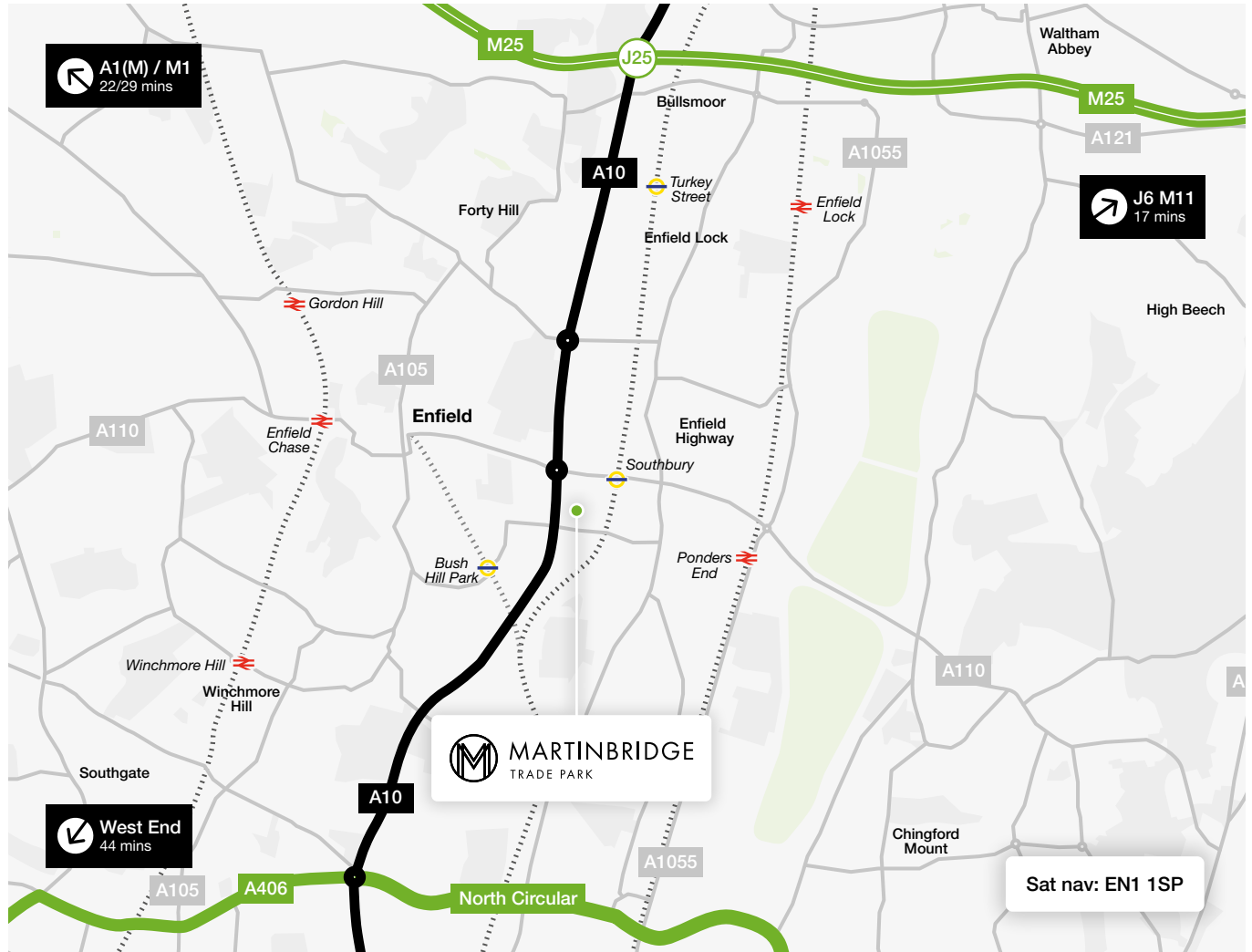
Enfield Chase > Moorgate	26 mins
Southbury > Liverpool Street	31 mins



# Location

Martinbridge Trade Park is situated in a prominent position on Lincoln Road, which provides immediate access to the A10 (Great Cambridge Road), linking to the A406 and the M25.

The scheme is located within the London Borough of Enfield, a prime industrial location only 11 miles north of central London. The estate is also served by exceptional public transport links. Southbury Station is only a ten-minute walk from the development, providing direct services to London Liverpool Street with a fastest journey time of 31 minutes.



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