



GOODMAN LONDON

ENFIELD

187,466 sq ft distribution warehouse

6 Solar Way, Innova Business Park, Enfield, EN3 7XY

Benefit from excellent connectivity and fast access to consumers

LOGISTICS SPACE FOR **BRICKS AND CLICKS**

Enjoying one of the best industrial distribution locations inside the M25, Goodman London Enfield provides 187,466 sq ft of high specification warehouse space, available to let.

Situated on Innova Business Park, just 1.5 miles from Junction 25 of the M25, the location benefits from excellent connectivity and fast access to consumers, with 90% of the UK population accessible within a 4.5 hour HGV drivetime¹.

Only 14 miles from Central London (via the A10), the property offers an optimum location for urban last mile delivery, combining fast transport links, good availability of labour and a strong concentration of online shoppers, reinforcing Enfield's attractiveness to retailers, e-commerce companies and third-party logistics providers.

This is set to grow further with a predicted population increase of 10% by 2032 and the delivery of a further 10,000 new homes in the area by 2025².



¹Source: Novalova, 2019

²Source: Enfield Council, 2019

 Enfield Lock station

 JOHN LEWIS & PARTNERS

 Kendon
Packaging Group Plc

 Iceland

 J. J. Green

 Premier Inn

 ocado

GOODMAN LONDON
ENFIELD

 Central London
14 Miles

Mollison Avenue

M25 (J25)
1.5 Miles 

SPECIFICATION

Constructed in 2012, this 187,466 sq ft distribution warehouse has been delivered to a high specification and provides opportunities for extensive staff welfare facilities with 15,231 sq ft of office space set over three floors.



14.2m clear internal height



38m yard depth



16 dock level loading doors



2 full height level access loading doors



Fully air conditioned office space



4 MVA of power



6 electric car charging spaces



Cycle storage



Secure yard with gatehouse



163 car parking spaces, including 8 accessible spaces



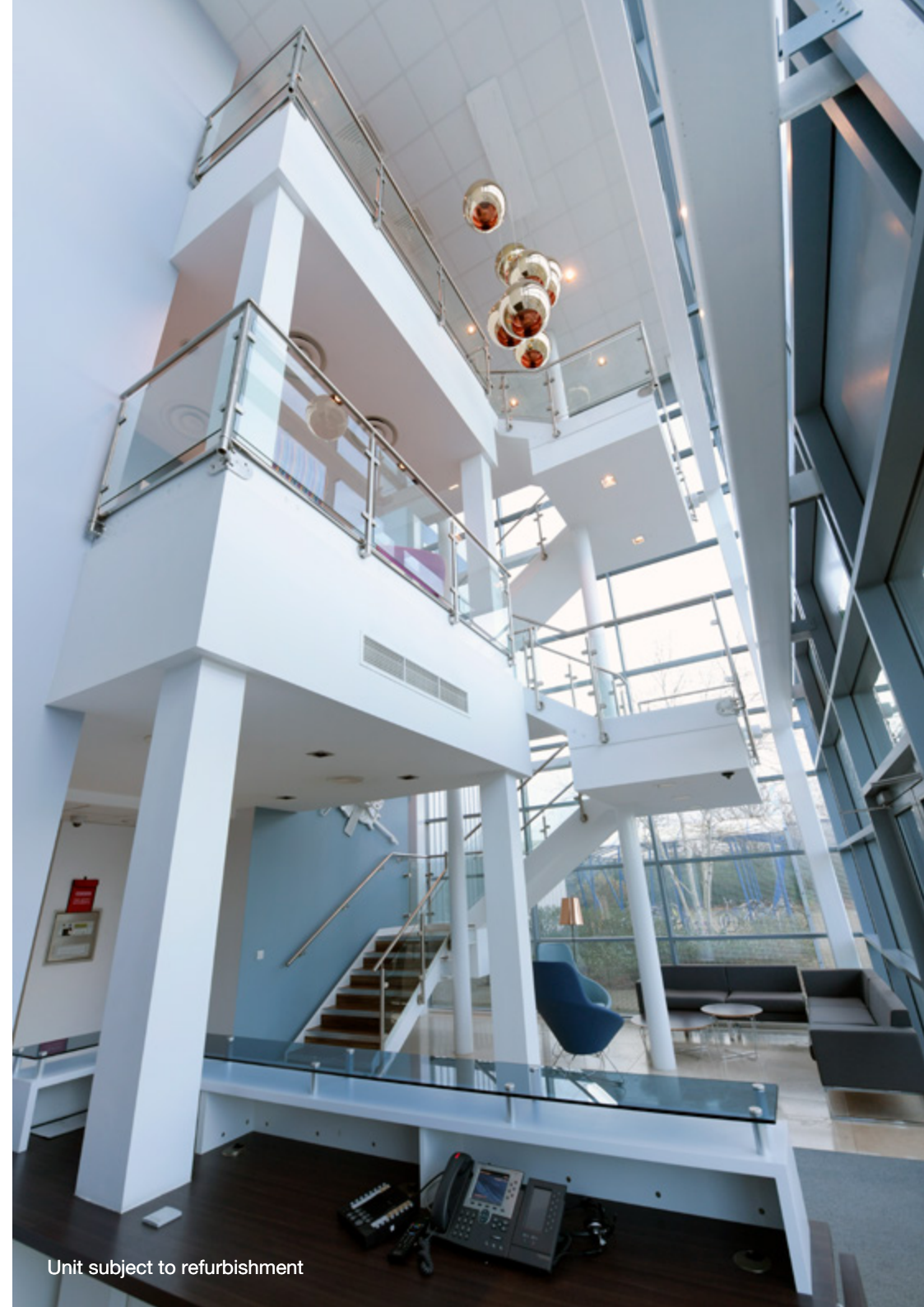
EPC 'B' rating (31)



Unit subject to refurbishment



Unit subject to refurbishment



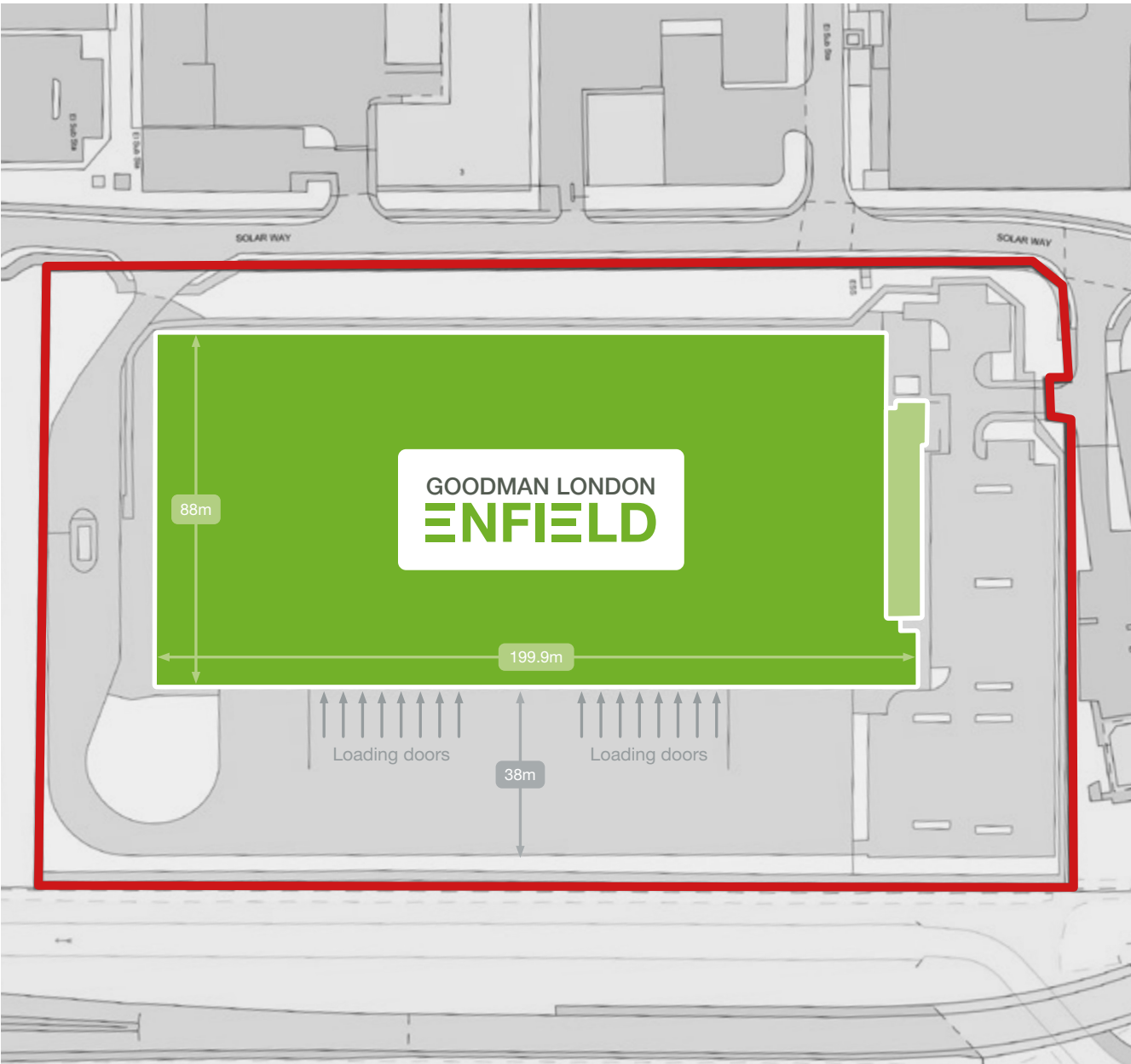
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SITE PLAN



Schedule of accommodation

Accommodation	sq ft	sq m
Warehouse	164,280	15,262
Ground floor office	5,339	496
First floor office	5,005	465
Second floor office	4,887	454
Staff welfare facilities	7,955	739
Total	187,466	17,416

Figures are indicative of Gross Internal Area (GIA)

J25

M25

GOODMAN LONDON
ENFIELD

ACCESSIBILITY

As one of the top ten locations in the UK for accessibility³, Enfield is a hotspot for logistics and home to national and global brands including John Lewis, Tesco, Iceland, DHL, Ocado and Amazon.

With a working age population of 209,500⁴, the borough has a large available workforce, with 5.8% employed in transportation and logistics⁵.

³Source: Knight Frank, 2019

⁴Source: Invest in Enfield

⁵Source: Nomisweb, 2019

Road

A10	1 mile
M25 (J25)	1.5 miles
Enfield Lock Railway Station	1 mile
North Circular (A406)	5 miles
M11 (J4)	10 miles
A1	10 miles
M1 (J1)	14 miles
Central London	14 miles

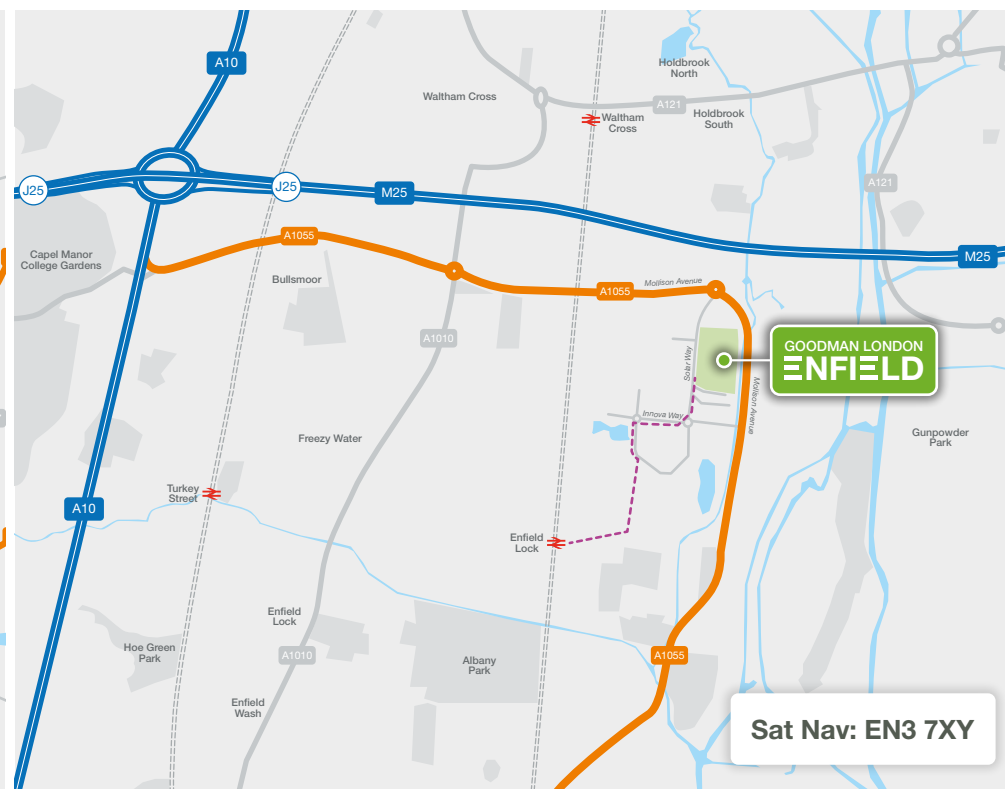
Airports and rail

Waltham Cross Station	1 miles
Enfield Lock Station	2 miles
Turkey Street Station	2 miles
London City Airport	18 miles
London Stansted Airport	24 miles
London Luton Airport	25 miles
London Heathrow Airport	34 miles

Source: Google Maps

LOCATION

Goodman London Enfield is one mile from the A10 (Great Cambridge Road), providing direct access to Central London and Junction 25 of the M25. The UK's major airports and ports are all within easy reach, while the M25/M1/A1(M) also provide fast access to the Midlands and the North. Benefitting from excellent public transport links, Enfield Lock railway station is within a fifteen-minute walk, providing regular direct services to Liverpool Street Station (25 minutes). The new station at Meridian Water also provides high frequency services into Stratford International (17 minutes).



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