
THE URBAN LOGISTICS OPPORTUNITY

AVAILABLE Q3 2022

URBAN51 //

**ENFIELD
DISTRIBUTION PARK
EN3 7SR**



**50,145 SQ FT UNIT
PRIME NORTH LONDON LOCATION**

M25 (J25) – 4 MILES NORTH
NORTH CIRCULAR (A406) – 3 MILES SOUTH



**URBAN 51 IS SITUATED IN
ENFIELD DISTRIBUTION PARK
NORTH LONDON'S
PREMIER URBAN LOGISTICS
DEVELOPMENT**

URBAN 51 - Last unit to be developed on the ENDP estate,
situated next to Mollison Avenue

ENDP tenants - Arrow XL, Farmdrop, DFS
and Beavertown Brewery

Local occupiers - Amazon, DHL, Clipper, Waitrose,
UK Mail and Camden Town Brewery



Newly
built unit



40M
service yard



40 parking
spaces



Secure
site



Up to 8,340
pallet locations



3 loading
dock doors



2 level
access doors



Defibrillator



Indicative only

6,380 SQ FT OF OFFICE SPACE



Indicative only

12M EAVES HEIGHT



Photovoltaic panels
as standard



10% Triple skin
rooflights to warehouse



Low energy led
lighting to offices



Air source heat pump with local
heat recovery VRF heating and
cooling system to offices



Rainwater
harvesting



Electric vehicle charging
points - 11 vehicle spaces



Breeam
'Excellent'



EPC rating 'A'



High performance
glazing



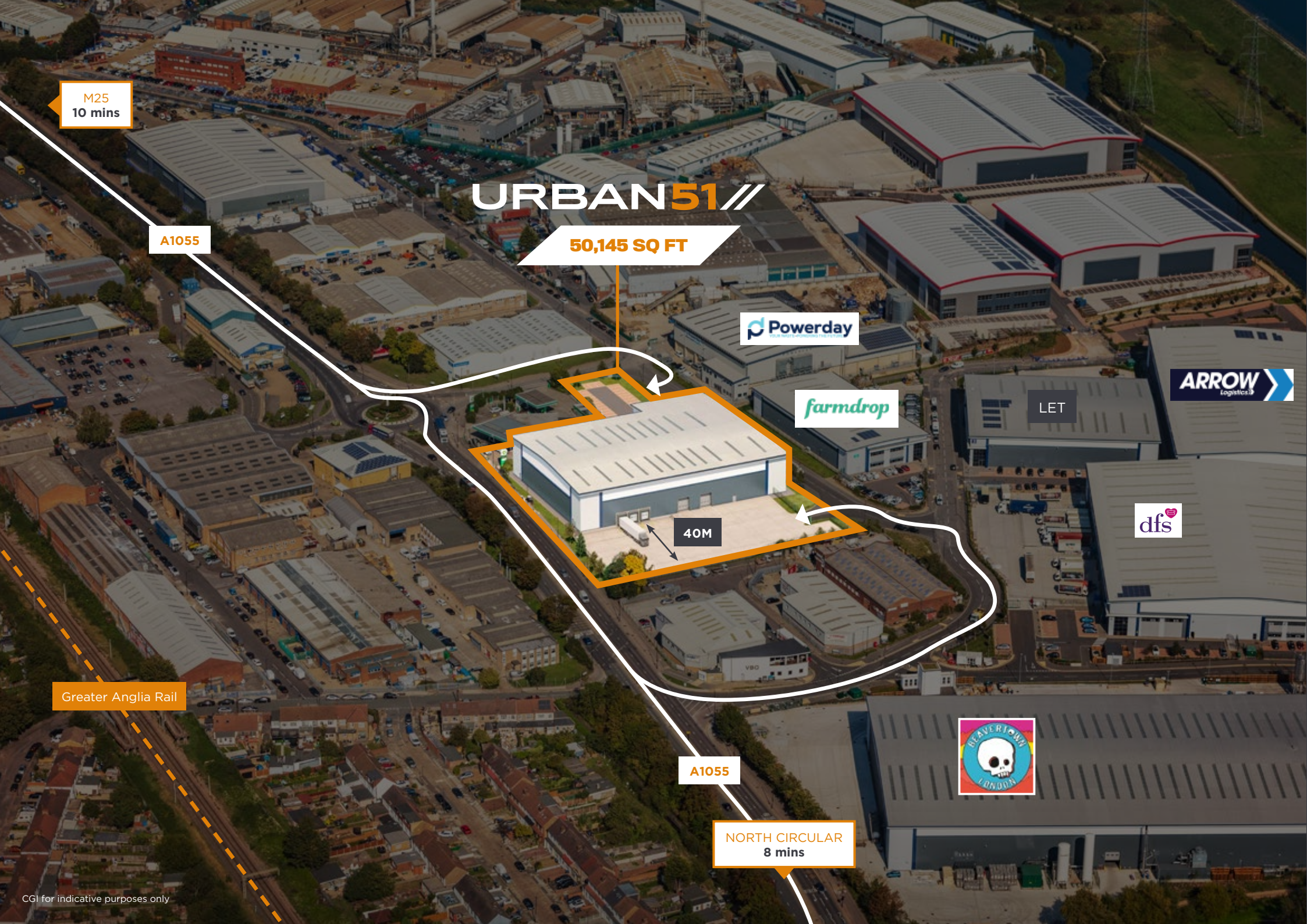
Low water flow
taps and WCs



Sustainable drainage system
with drainage swales and
storm water attenuation tanks
beneath service yard

**ALL
SYSTEMS ECO**

Urban 51 is at the
forefront of sustainability
and has implemented a
range of environmentally
friendly features.



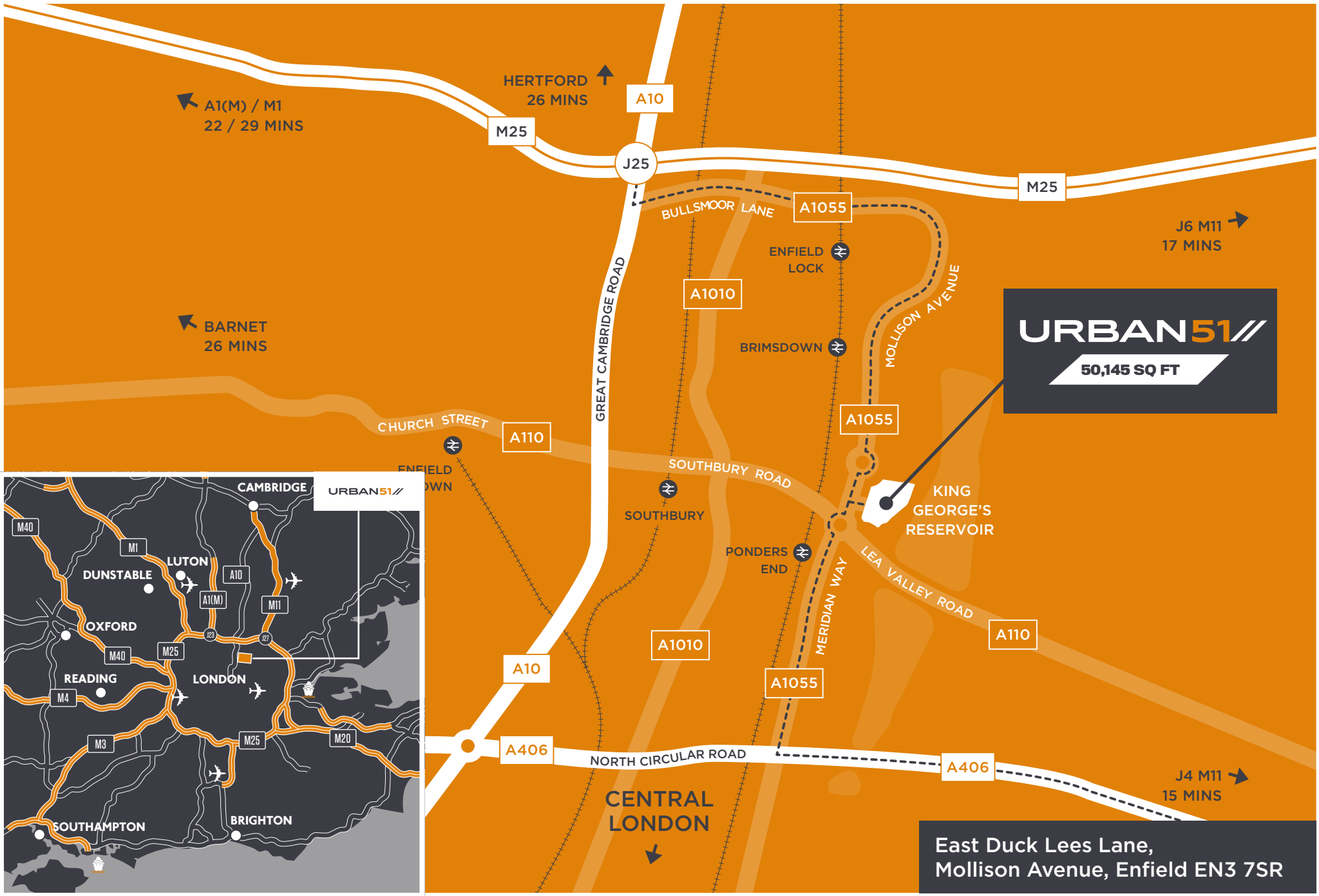
	AVAILABLE
URBAN 51	50,145 sq ft 4,659 sq m
Warehouse*	43,765 sq ft 4,066 sq m
Offices*	6,380 sq ft 593 sq m
Plant Deck	1,240 sq ft

Gross External Areas	
Level Access Doors	2
Dock Loading Doors	3
Floor Loading (kn/m²)	50
Yard Depth	40
Car Parking Spaces	40
Disabled Car Parking Spaces	4
EV Charging Points	11
Disabled EV Charging Points	1
10% Roof Lights	✓
Cat A Office Fit-Out	✓
Secure Yard	✓
EPC Rating 'A'	✓
12m Eaves Height	✓

- Urban 51
- Let Units

*Office area includes ground floor core and first floor. Warehouse area includes undercroft.





6.47
MILLION

PEOPLE CAN BE ACCESSED
WITHIN A 1 HOUR HGV DRIVE TIME.

Source: CACI Population Stats

62.2%
OF THE UK

POPULATION CAN BE ACCESSED
WITHIN A 4 HOUR DRIVE TIME.

Source: CACI Population Stats

URBAN DRIVE TIMES

City	30 mins
Stratford	30 mins
Canary Wharf	35 mins
Park Royal	35 mins
West End	35 mins

Source: Google Maps

AIRPORTS

City	15 miles / 28 mins
Stansted	28 miles / 39 mins
Luton	33 miles / 43 mins
Heathrow	43 miles / 53 mins

Source: Google Maps

BY ROAD

A406	3 miles / 8 mins
M25 J25	4 miles / 10 mins
M11 J4	8 miles / 15 mins
M1 J1	12 miles / 29 mins
Central London	12 miles / 38 mins

Source: Google Maps

BY RAIL

Ponders End	0.8 miles / 3 mins (to London Liverpool Street: 23 mins)
Brimsdown Station	1.3 miles / 5 mins (to London Liverpool Street: 22 mins)
Enfield Town	3 miles / 8 mins (to London Liverpool Street: 33 mins)
Tottenham Hale	4.7 miles / 11 mins (Victoria Line to Central London: 17 mins)

Source: National Rail

“ Enfield Distribution Park is ideally located for our deliveries and the Graftongate team have been a great partner to work with to develop a site that suits our specific requirements. ”

Adam Gregory,
Finance Director of Beavertown Brewery

URBAN51 //

TERMS:

Full lease and rental terms upon application.

AGENTS:



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A DEVELOPMENT BY:



ADVISED BY:

GRAFTONGATE

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ENDP.CO.UK