



ENFIELD DISTRIBUTION PARK

EAST DUCK LEES LANE, MOLLISON AVENUE, ENFIELD EN3 7SR

INDUSTRIAL UNITS TO LET FROM 20,000 - 120,000 SQ FT



NORTH LONDON'S PREMIER INDUSTRIAL/LOGISTICS DEVELOPMENT

THERE'S NO EQUIVALENT



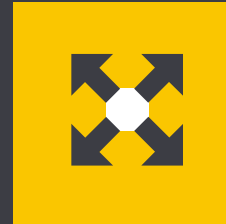
CLEARED SITE READY
FOR DEVELOPMENT



A UNIQUE OPPORTUNITY IN
A PRIME LONDON LOCATION



EXCELLENT ACCESS TO
GREATER LONDON, M25
AND THE NORTH CIRCULAR



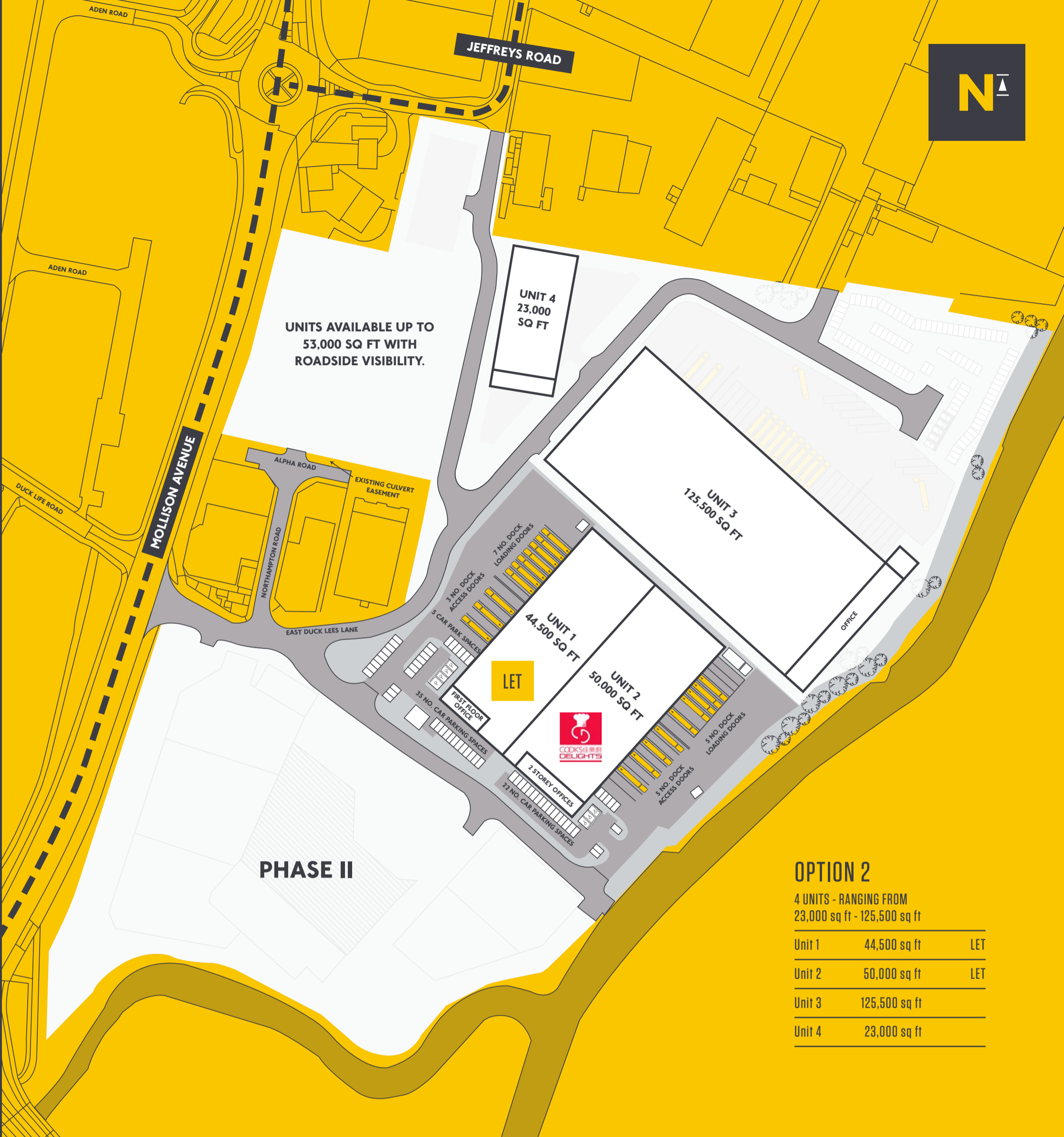
BESPOKE INDUSTRIAL / LOGISTICS
OPPORTUNITIES AVAILABLE FROM
20,000 SQ FT - 120,000 SQ FT



EXCEPTIONAL ROAD, RAIL AND
AIR LINKS. M25 J25 (4 MILES)



UNITS CAN BE TAILORED IN LINE WITH
INDIVIDUAL OCCUPIER REQUIREMENTS



BROADEN³ YOUR HORIZONS

FLEXIBLE PRE-LET SPACE FROM 20,000 SQ FT - 120,000 SQ FT. UNITS CAN BE DESIGNED TO ACCOMMODATE INDIVIDUAL REQUIREMENTS IN TERMS OF SIZE AND SPECIFICATION

INDICATIVE SPECIFICATION:

- Build to suit warehouse / production units from 20,000 sq ft - 120,000 sq ft
- Flexible eaves heights
- Dock and level access loading
- Up to 50KN/m² floor loading
- Units will be built to BREEAM 'very good' standard
- High quality office accommodation, including suspended ceilings with LG7 lighting and raised access floors
- Designated car parking
- Secure self-contained yards
- Secure site

OPEN³ FOR BUSINESS

The premier opportunity in North London is ready for development with flexible build-to-suit opportunities from 20,000 sq ft - 120,000 sq ft.

Units can be designed to accommodate individual requirements and Graftongate's experienced design team, fully funded by Aberdeen Asset Management, are ready to deliver your requirement to the highest specification.

Graftongate was established in 2001 and is one of the UK's leading developers of Industrial, Logistics and Business space. It has a strong track record of delivering turn-key projects for a wide range of leading UK and International companies in partnership with UK Institutions.

Aberdeen Asset Management, formed in 1983, is one of Europe's largest public, pure-play investment managers. Focused on meeting the worldwide investment needs of institutions, private investors and the advisers who serve them, Aberdeen Asset Management operates in 25 countries managing assets of £301.4 billion.

GRAFTONGATE

Aberdeen
Asset management



GOLDEN³ OPPORTUNITY

A UNIQUE OPPORTUNITY IN A PRIME LONDON LOCATION

Enfield's strategic location with easy access to the M25 and A406, plus London's airports and public transport networks has attracted an enviable and diverse industrial base including **London's second largest strategic industrial /distribution cluster.** It is home to over 10,000 businesses employing nearly 90,000 people with over 58% of jobs filled by local Enfield residents.

Source: www.enfield.gov.uk (December 2013)



80,500 TO LET

LET

40,000 TO LET

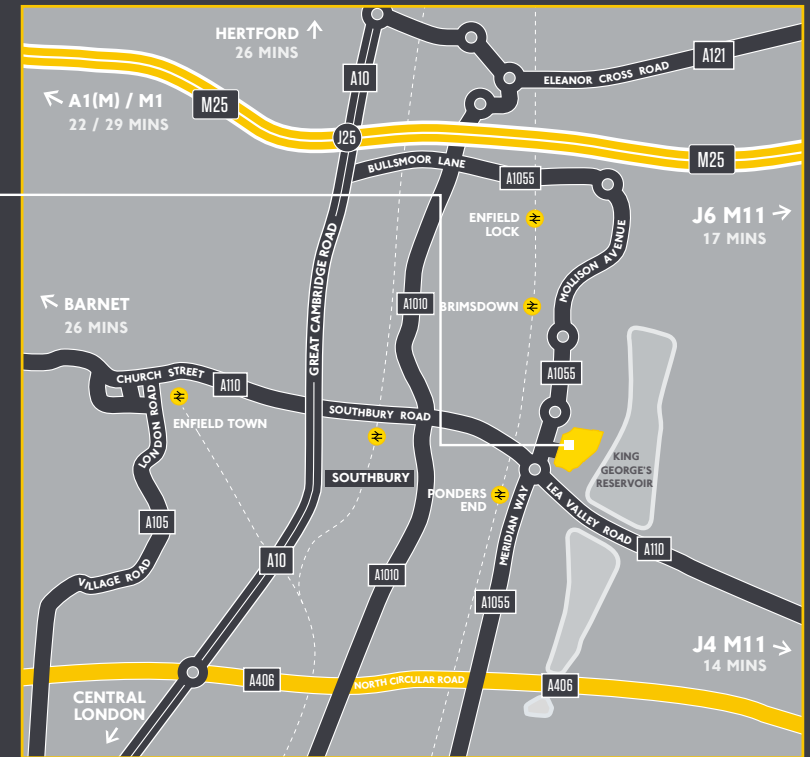
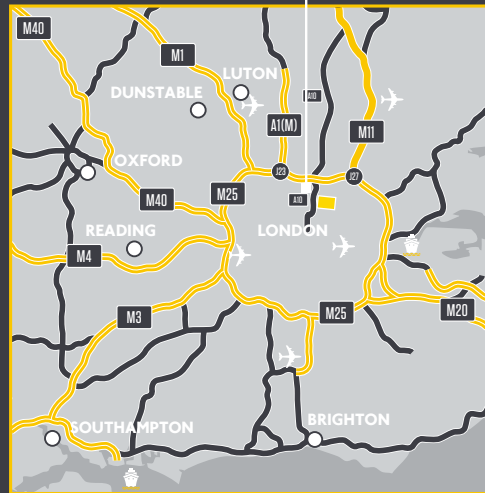
23,000 TO LET

53,000 TO LET

NOW THAT'S CONVENIENT



EN DP is situated immediately off Mollison Avenue (A1055) a short distance to the north of Lea Valley Road (A110). The local road network offers excellent access to the Great Cambridge Road (A10) and in turn the M25 (J25) North Circular Road (A406) and M11 Motorway. The estate is served by both Ponders End and Brimsdown Rail stations with regular services into London Liverpool Street and the West End via Tottenham Hale (Victoria Line).



EAST DUCK LEES LANE, MOLLISON AVENUE, ENFIELD EN3 7SR

BY ROAD

A406	3 miles / 8 mins
M25 J25	4 miles / 10 mins
M11 J4	8 miles / 15 mins
M1 J1	12 miles / 26 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

AIRPORTS

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

Source: Google Maps

A DEVELOPMENT BY:



ADVISED BY:



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