



# UNIT 3

**BILTON WAY** ENFIELD EN3 7ER

**28,581 SQ FT  
HIGH SPECIFICATION  
WAREHOUSE UNIT UNDER  
REFURBISHMENT**

**TO LET - AVAILABLE Q1 2023**

PRIME LAST MILE LOGISTICS LOCATION ■ 3 MILES TO J25 M25 ■ 1.86 MILLION HOUSEHOLDS WITHIN A 30 MINUTE DRIVE

## UNIT 3 BILTON WAY, ENFIELD, IS AN OUTSTANDING LAST MILE LOGISTICS OPPORTUNITY

Just 3 miles from J25 M25, with the A10 and A406 also within easy reach. The area is already home to businesses including Amazon, Evri, Fed-Ex and John Lewis.



**UNIT 3**

ENFIELD LOCK RAILWAY STATION

EVRI

FedEx Express

NORFOLK TRUCK & VAN

A1055

GREGGS

GIST

GREGGS

TNT

Warburton's

McDonald's

BRIMSDOWN RAILWAY STATION

MATALAN

makro

TO CENTRAL LONDON

amazon 50M



GROSS WEEKLY PAY £670 COMPARED TO £728 LONDON AVERAGE\*\*



49.2% OF ENFIELD POPULATION EDUCATED TO NVQ4 LEVEL AND ABOVE COMPARED TO 43.5% GB AVERAGE\*\*



1.86 MILLION HOUSEHOLDS WITHIN A 30 MINUTE DRIVE\*

**UNIT 3**  
BILTON WAY ENFIELD

\*Royal Mail \*\*nomisweb

## BEST IN CLASS SPECIFICATION IN A PRIME LOCATION

Unit 3, Bilton Way, offers 28,581 sq ft of space and will be available to occupy in Q1 2023.

	AREA SQ FT	AREA SQ M
Warehouse	27,220 sq ft	2,529 sq m
Office FF	1,361 sq ft	126 sq m
<b>Total</b>	<b>28,581 sq ft</b>	<b>2,655 sq m</b>

All areas are GEA

The unit is undergoing an extensive refurbishment to bring it up to Grade A standard.

When complete, the unit is targeting EPC A rating, with the addition of on site renewables helping to reduce running costs and lower the tenant's carbon footprint.



Target EPC A Rating



75 kWp of Solar Power Included in Base Specification



4 EV Parking Space



LED lighting installed throughout office and warehouse



Comfort cooling and fresh air ventilation installed to offices



New WCs and shower facilities



Breakout space

37m Yard Depth



30 Parking Spaces



3 Level Loading Doors

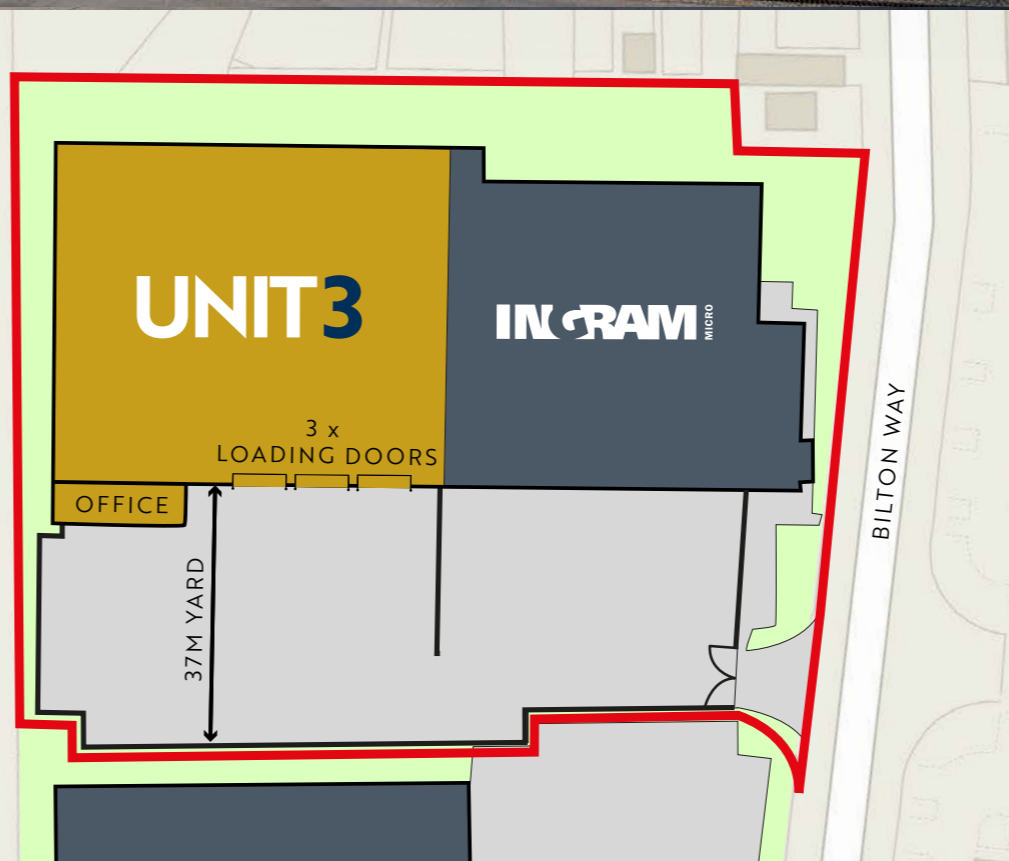
225 KVA Power



10 Bike Storage Spaces



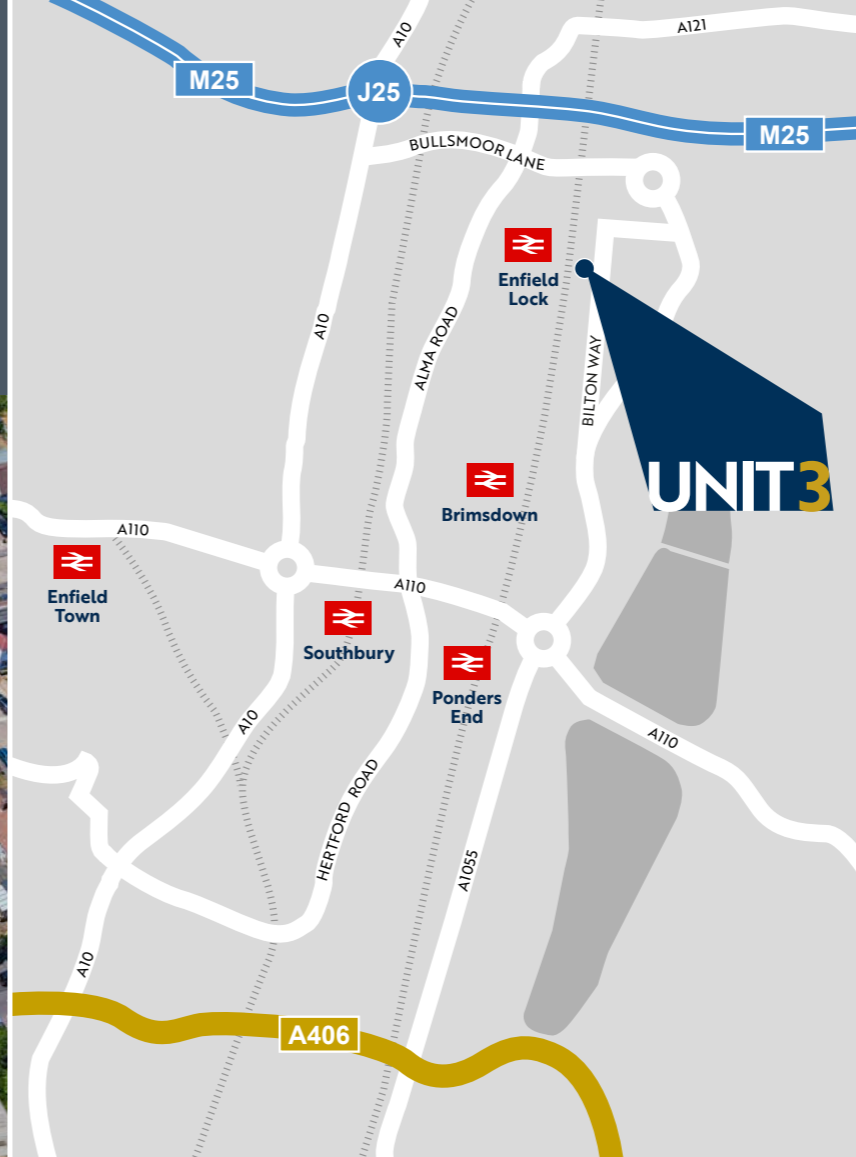
Secure Gated Site



# UNIT3

BILTON WAY ENFIELD

Occupying a prime location for last mile logistics, Unit 3 Bilton Way benefits from over 1.8m households within a 30 minute drive time. Key conurbations such as Barnet, Romford and Finchley are all within a 15 mile drive. Enfield Lock and Brimsdown stations are under a mile from site, providing regular services to London Liverpool Street with journey times as fast as 24 minutes.



SAT NAV: EN3 7ER

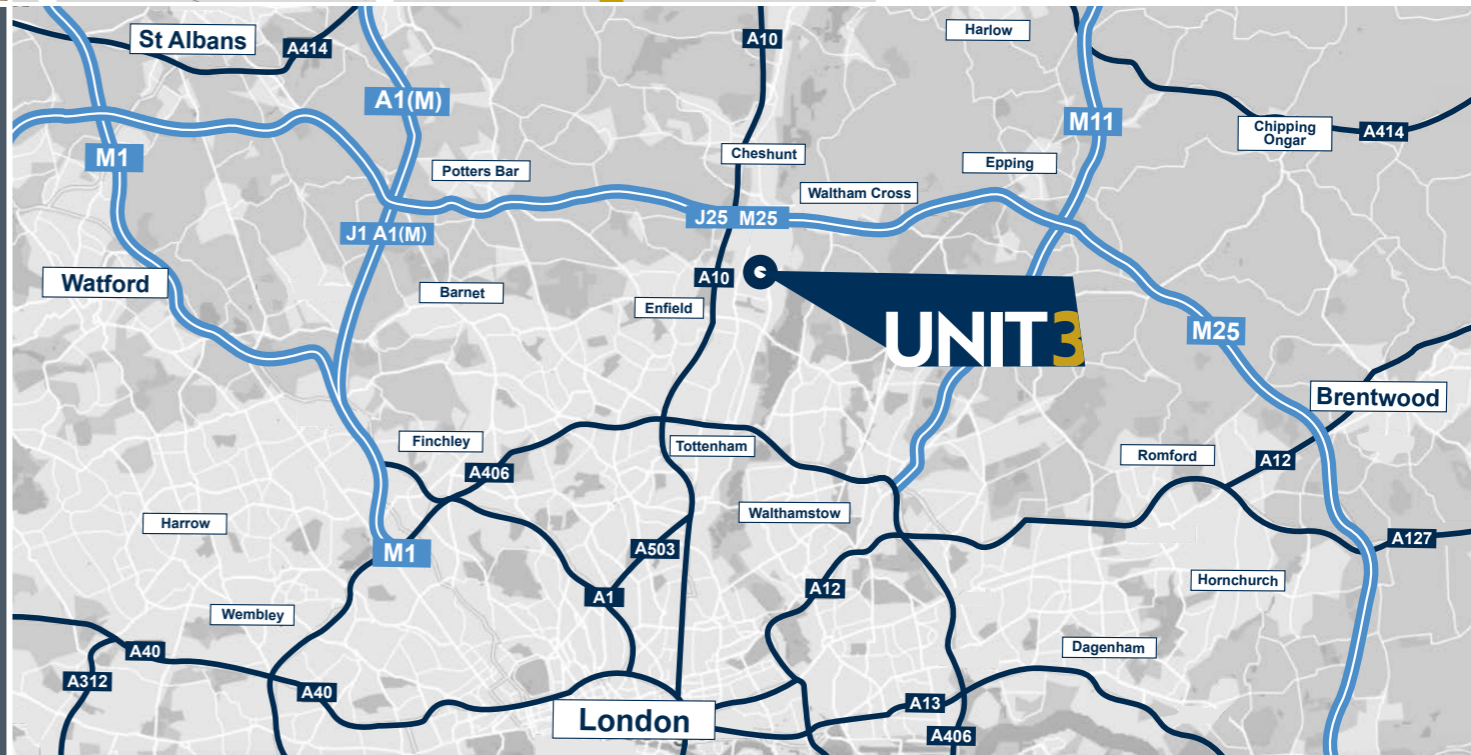
WHAT 3 WORDS:  
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ROADS	DISTANCE
A10	2 miles
J25 M25	3 miles
A406 North Circular	4 miles
J6 M11	11 miles
J1 A1(M)	11 miles

LOCATIONS	DISTANCE
Waltham Cross	2 miles
Enfield	3.6 miles
Tottenham	5 miles
Walthamstow	6.5 miles
Potters Bar	9.5 miles
City of London	12.8 miles
West End	13.2 miles

AIRPORTS	DISTANCE
London City Airport	17 miles
Heathrow	28 miles
Stansted	28 miles

RAIL STATIONS	DISTANCE
Enfield Lock	0.5 miles
Brimsdown	0.8 miles
Southbury (Overground)	3.5 miles



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