

UNIT 2 BILTON WAY

28,694 sq ft highly specified warehouse/urban logistics unit Comprehensively refurbished

TO LET

ENFIELD EN3 7ER



POSITIONED TO DELIVER

UNIT 2 BILTON WAY

offers an unrivalled location for urban logistics located within a 30 minute drive of 1.86m households and ideally situated for easy access to the M25, A10 and A406.

Unit 2 offers occupiers the opportunity to easily service national and local markets.



3 MILES TO J25 M25 ESTABLISHED URBAN LOGISTICS AND NATIONAL LOCATION

ENFIELD LOCK STATION 10 MINUTE WALK

SECURE SITE

4.1 MILES TO NORTH CIRCULAR 1.86 MILLION HOUSEHOLDS WITHIN 30 MINUTES



Unit 2 Bilton Way has recently undergone an extensive refurbishment to improve energy efficiency and reduce running costs for future occupiers.

Additional features include:

PV solar panels

EV charging points

LED lighting throughout

Comfort cooling and fresh air ventilation to office areas

Breakout space

New WCs and shower facilities

BUILDING SPECIFICATION

120 kVa power supply

EPC A rating

7m clear height

3 level access loading doors

25m yard depth

33 car parking spaces

Secure estate

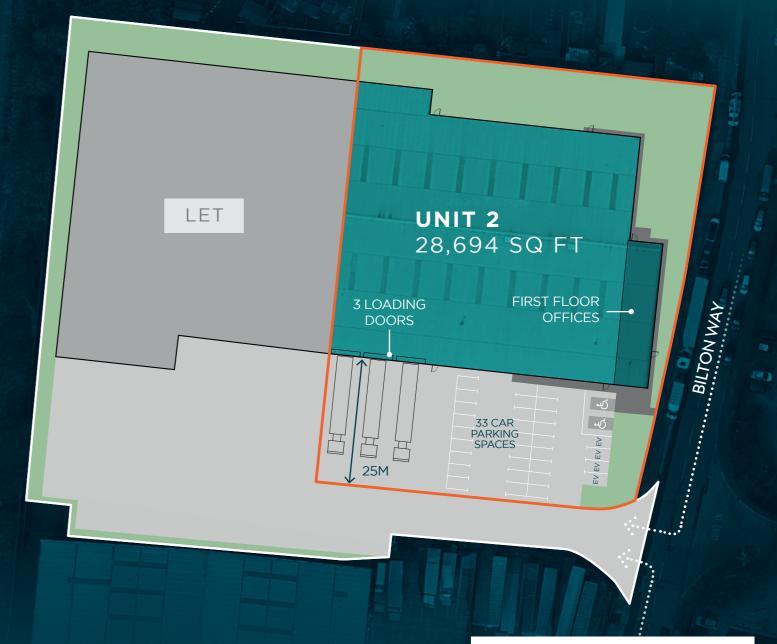




7MCLEAR HEIGHT

120 KVA POWER SUPPLY

25M YARD DEPTH



SCHEDULE OF ACCOMMODATION

(approx GEA)

UNIT 2

Ground floor
First floor offices
Total

s 1,672 **28,694** sq m 2,510.4 155.3

2,665.7

*based on an assumed consumption of 61.8% of the energy produced on site and an average market price of 0.2886 p/kWh. Actual total savings may differ.

sq ft

27,022



PV SYSTEM CAN SAVE OCCUPIERS AN ESTIMATED £180,000 PA*

URBAN LOGISTICS

Located within an established urban logistics location **Unit 2 Bilton Way** benefits from being within a 10 minute drive of the M25 and a 15 minute drive of key conurbations such as Barnet, Romford and Finchley.

LOCATION	Distance (miles)	Time (mins)
A10	2	8
J25 M25	3	10
Enfield	3.6	13
A406 North Circ	ular 4	14
Tottenham	5	15
J6 M11	11	21
J1 A1(M)	11	21
City of London	12.8	30

AIRPORTS	Distance (miles)	Time (mins)
London City Airp	ort 17	35
Heathrow	28	45
Stansted	28	45

RAIL STATIONS	Distance (miles)	Time (mins)
Enfield Lock	0.5	2
Brimsdown	0.8	3
Southbury	2.5	6



ENFIELD EN3 7ER ///DUSTY.MOON.SMILE



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