

# 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

SECURE SITE

ESTABLISHED URBAN LOGISTICS  
AND NATIONAL LOCATION

4.1 MILES TO  
NORTH CIRCULAR

ENFIELD LOCK STATION  
10 MINUTE WALK

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



**3 LEVEL**  
ACCESS DOORS

**7M**  
CLEAR HEIGHT

**120 KVA**  
POWER SUPPLY

**25M**  
YARD DEPTH



### SCHEDULE OF ACCOMMODATION (approx GEA)

	sq ft	sq m
<b>UNIT 2</b>		
Ground floor	27,022	2,510.4
First floor offices	1,672	155.3
<b>Total</b>	<b>28,694</b>	<b>2,665.7</b>

\*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.



**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 Circular	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 Airport	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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