

# URBAN24

**THE URBAN  
LOGISTICS  
OPPORTUNITY**

**ENFIELD DISTRIBUTION PARK  
EAST DUCK LEES LANE  
EN3 7SR**

**24,298 SQ FT UNIT  
PRIME NORTH LONDON LOCATION**

**M25 (J25) - 4 MILES NORTH  
NORTH CIRCULAR (A406) - 3 MILES SOUTH**

**AVAILABLE Q3 2022**





## URBAN 24 IS SITUATED IN ENFIELD DISTRIBUTION PARK, NORTH LONDON'S PREMIER URBAN LOGISTICS DEVELOPMENT.

**URBAN 24** - Urban 24 provides Grade A warehouse accommodation on the well established urban logistics development, Enfield Distribution Park, just off Mollison Avenue. The unit is to be refurbished and ready for occupation Q3 2022.

**ENDP Tenants** - Arrow XL, DFS and Beavertown Brewery

**Local Occupiers** - Amazon, DHL, Waitrose, UK Mail and Camden Town Brewery



Secure yard



2 ground level loading doors



35M service yard



23 car parking spaces



8m eaves height



10% triple skin rooflights to warehouse

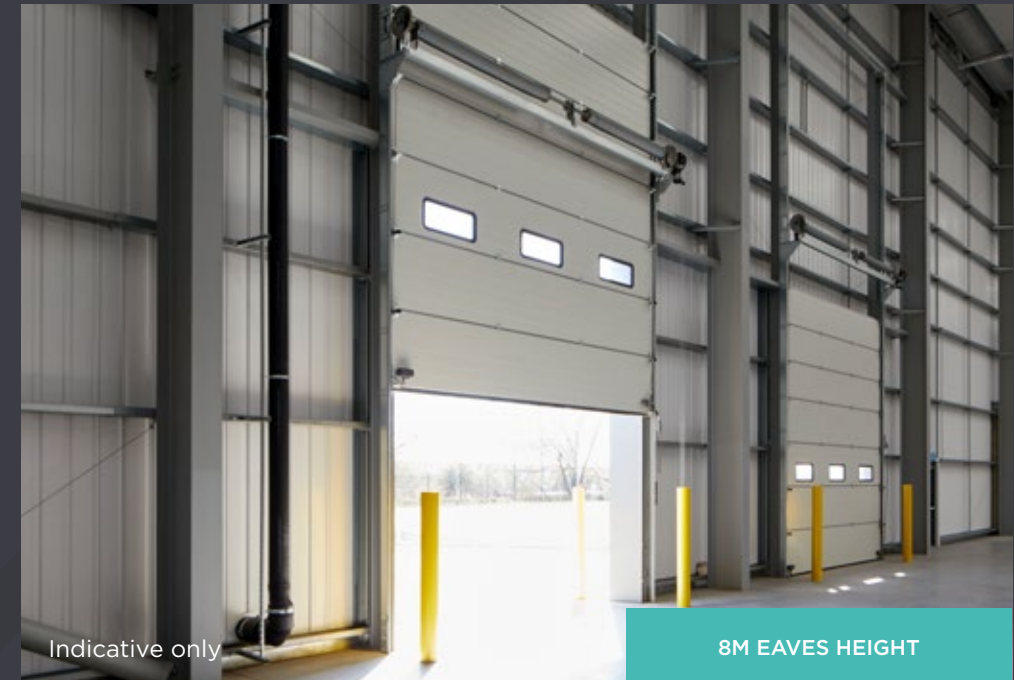


EV vehicle charging



Indicative only

10% TRIPLE SKIN ROOFLIGHTS



Indicative only

8M EAVES HEIGHT



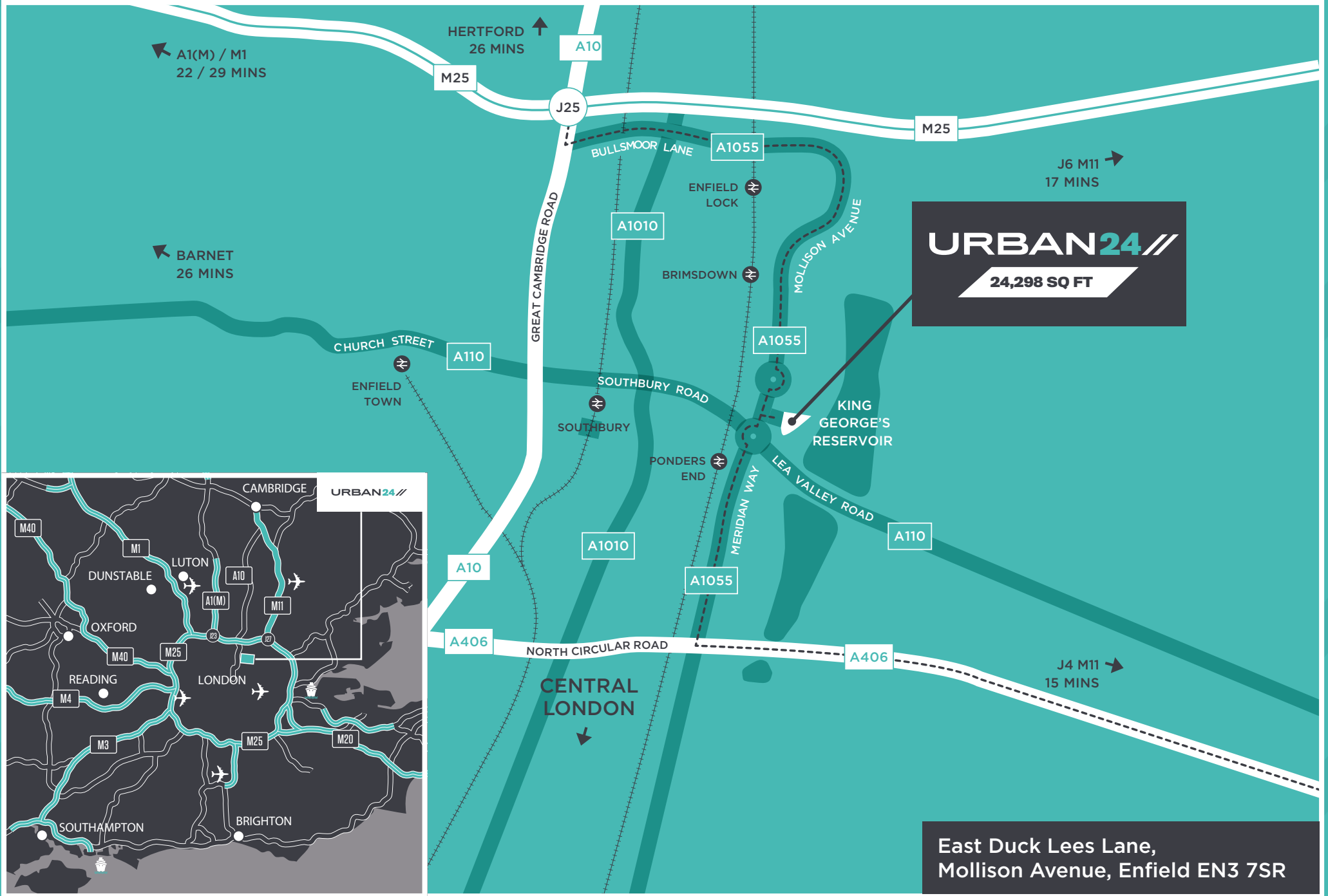
|                 |  |
|-----------------|--|
|                 | AVAILABLE                                |
| <b>URBAN 24</b> | <b>24,298 sq ft</b><br><b>2,257 sq m</b> |
| Warehouse       | 21,660 sq ft<br>2,012 sq m               |
| Offices         | 2,415 sq ft<br>224 sq m                  |
| Plant Deck      | 223 sq ft<br>21 sq m                     |

**Gross External Areas**

|                                    |    |
|------------------------------------|----|
| Level Access Doors                 | 2  |
| Floor Loading (kn/m <sup>2</sup> ) | 35 |
| Yard Depth                         | 35 |
| Car Parking Spaces                 | 23 |
| Disabled Car Parking Spaces        | 2  |
| EV Charging Points                 | 7  |
| Disabled EV Charging Points        | 1  |
| 10% Roof Lights                    | ✓  |
| Cat A Office Fit-Out               | ✓  |
| Secure Yard                        | ✓  |
| 8m Eaves Height                    | ✓  |

- Urban 24
- Let Units





# 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

## 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<br>(to London Liverpool Street: 23 mins)       |
| Brimmsdown Station | 1.3 miles / 5 mins<br>(to London Liverpool Street: 22 mins)       |
| Enfield Town       | 3 miles / 8 mins<br>(to London Liverpool Street: 33 mins)         |
| Tottenham Hale     | 4.7 miles / 11 mins<br>(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

“ 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

URBAN24 //

**TERMS:**

Full lease and rental terms upon application.

**AGENTS:**



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ENDP.CO.UK