



Workstown

9 INDUSTRIAL UNITS TO LET

4,101 – 8,859 sq ft

AVAILABLE Q4 2021

WORKSTOWN.CO.UK

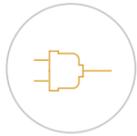
MONTAGU RD | LONDON | N18 2NG

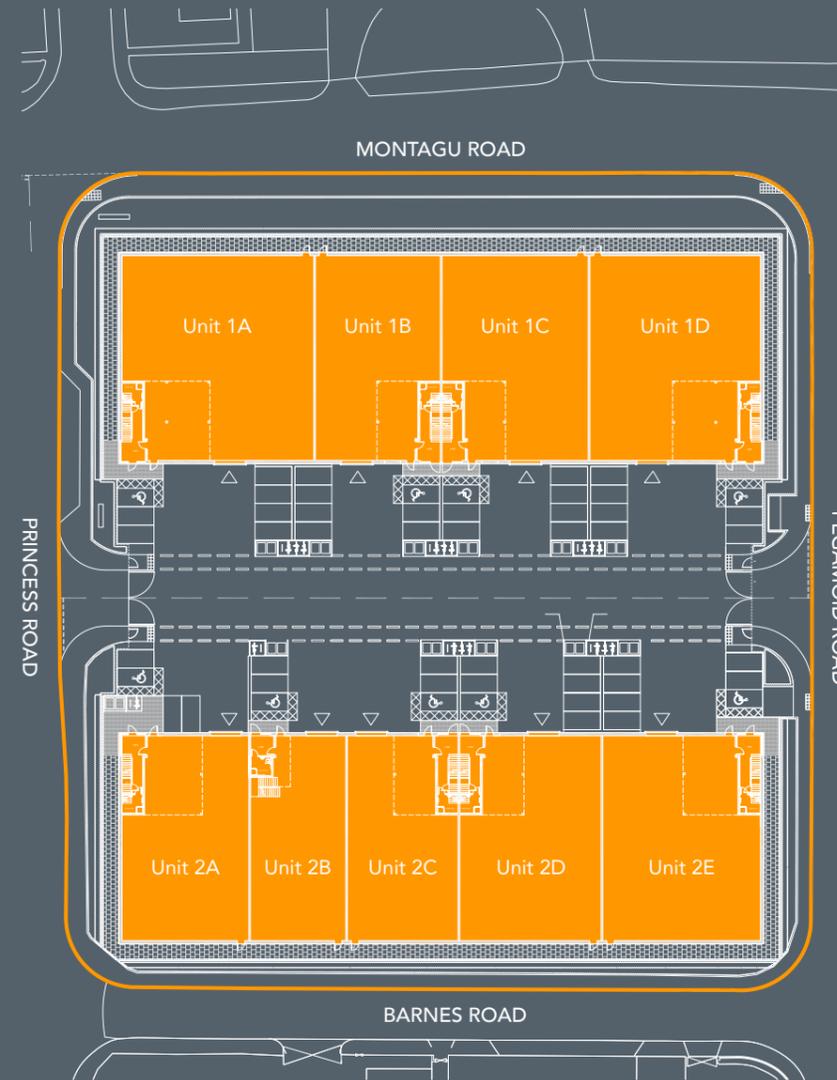
The first phase at Workstown in Enfield sits prominently on Montagu Road with easy access to the A1055 Meridian Way and the A10 Great Cambridge Rd.

This development will provide nine new industrial/warehouse units within a secure gated scheme, offering a range of unit sizes.

The scheme will be built to the highest standards and is perfectly placed to service the North London and Central London markets.

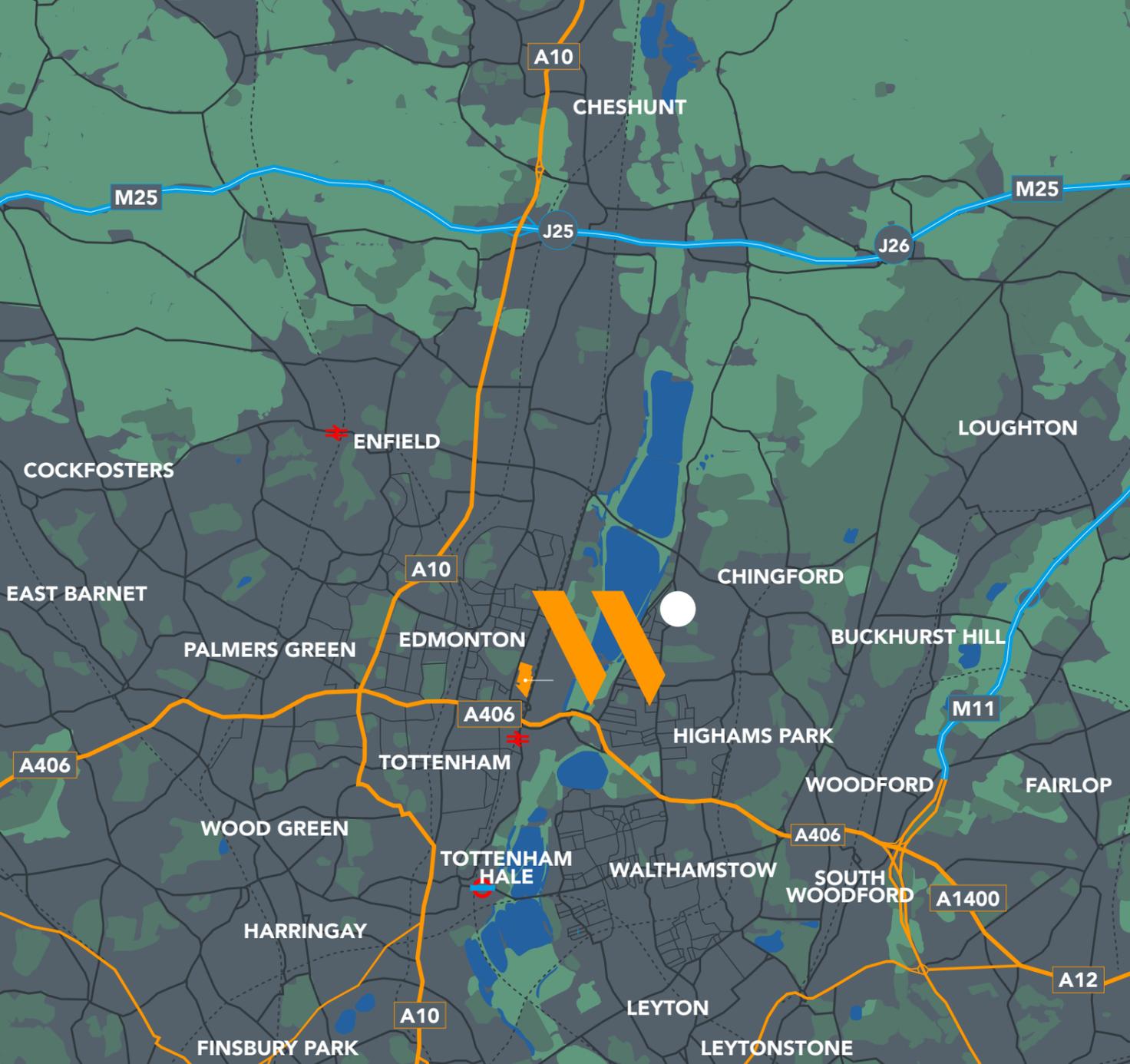
SPECIFICATION

 Targeted BREEAM "Very Good"	 Targeted EPC rating A	 LED lighting with PIR/daylight sensors	 8m eaves height	 Floor loading 37.5kN/m ²	 3 phase power
 Electric vehicle charging points	 15% warehouse roof lights & photovoltaic panels	 Steel portal frame	 Electric loading doors	 Fitted first floor offices	 Dedicated parking



ACCOMMODATION

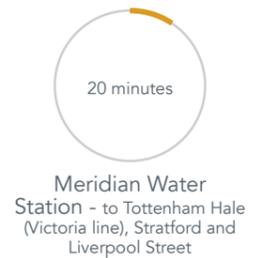
Units	sq ft	sq m
1A - Ground Floor	7,492	696
1st Floor	1,367	127
Total	8,859	823
Car Parking Spaces		7
1B - Ground Floor	4,822	448
1st Floor	925	86
Total	5,748	534
Car Parking Spaces		7
1C - Ground Floor	5,673	527
1st Floor	926	86
Total	6,598	613
Car Parking Spaces		7
1D - Ground Floor	6,684	621
1st Floor	1,324	123
Total	8,008	744
Car Parking Spaces		7
2A - Ground Floor	4,994	464
1st Floor	1,184	110
Total	6,178	574
Car Parking Spaces		4
2B - Ground Floor	3,714	345
1st Floor	388	36
Total	4,101	381
Car Parking Spaces		3
2C - Ground Floor	4,295	399
1st Floor	926	86
Total	5,220	485
Car Parking Spaces		3
2D - Ground Floor	5,490	510
1st Floor	915	85
Total	6,405	595
Car Parking Spaces		7
2E - Ground Floor	6,189	575
1st Floor	1,163	108
Total	7,352	683
Car Parking Spaces		7



DRIVE



WALK



Connectivity is at the heart of Enfield. A network of travel systems to keep this community as a thriving industrial hub in North London.



Distances	miles
Meridian Water Station	0.9
A10 Cambridge Junction	1.9
Tottenham Hale Tube Station	1.9
Enfield Town Centre	3.5
M25 Junction 25	5.1
The City	9.6
London City Airport	13.2
West End	20.1
Heathrow Airport	24.5
Stansted Airport	27.9
Luton Airport	30

Workstown

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Terms

The units are available on new leases. Full terms available on application.



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A development by



Misrepresentation Act 1967 - Whilst all the information in this brochure is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. March 2021

Designed by
HEKTA