

ENFIELD73

ENFIELD73.CO.UK

TO LET - 73,199 SQ FT (6,800 SQ M)



BEST-IN-CLASS
PROMINENTLY POSITIONED
SUSTAINABLE LOGISTICS/
WAREHOUSE UNIT
AVAILABLE NOW

/// HORNS.AGENT.JAZZY
MOLLISON AVE | ENFIELD | EN3 7NJ

At the Centre of a Thriving Logistics Hub

Enfield 73 is prominently positioned on Mollison Avenue, the main arterial route through the well-established Brimsdown Industrial Estate, a prime strategic London logistics location, within immediate proximity of the A10, A406 and M25.

The established estate is home to many reputable occupiers including Amazon, DHL, Coca Cola, and Warburtons to name a few. The site is located in close proximity to Brimsdown Train Station which connects directly to London Liverpool Street in 22 minutes.



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1050 MOLLISON AVE | ENFIELD | EN3 7NJ

EFG

GREGGS



makro

amazon

WarburtonS



FedEx

EVRI

City of London
12 miles/35 mins



Ponders End

A406

Brimsdown

MOLLISON AVENUE

M25
J25 - 2.7 miles

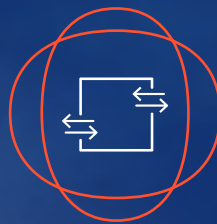
MOLLISON AVENUE



4.7 MILES/15 MINS
A406/NORTH CIRCULAR



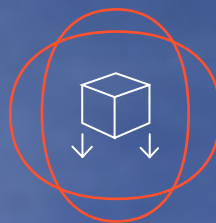
HIGHLY PROMINENT ONTO
MOLLISON AVENUE



SEPARATE HGV
ACCESS



LESS THAN A MILE FROM
BRIMSDOWN STATION



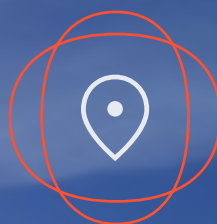
IDEALLY SITUATED FOR
OCCUPIERS SEEKING TO
SERVICE NORTH AND SOUTH



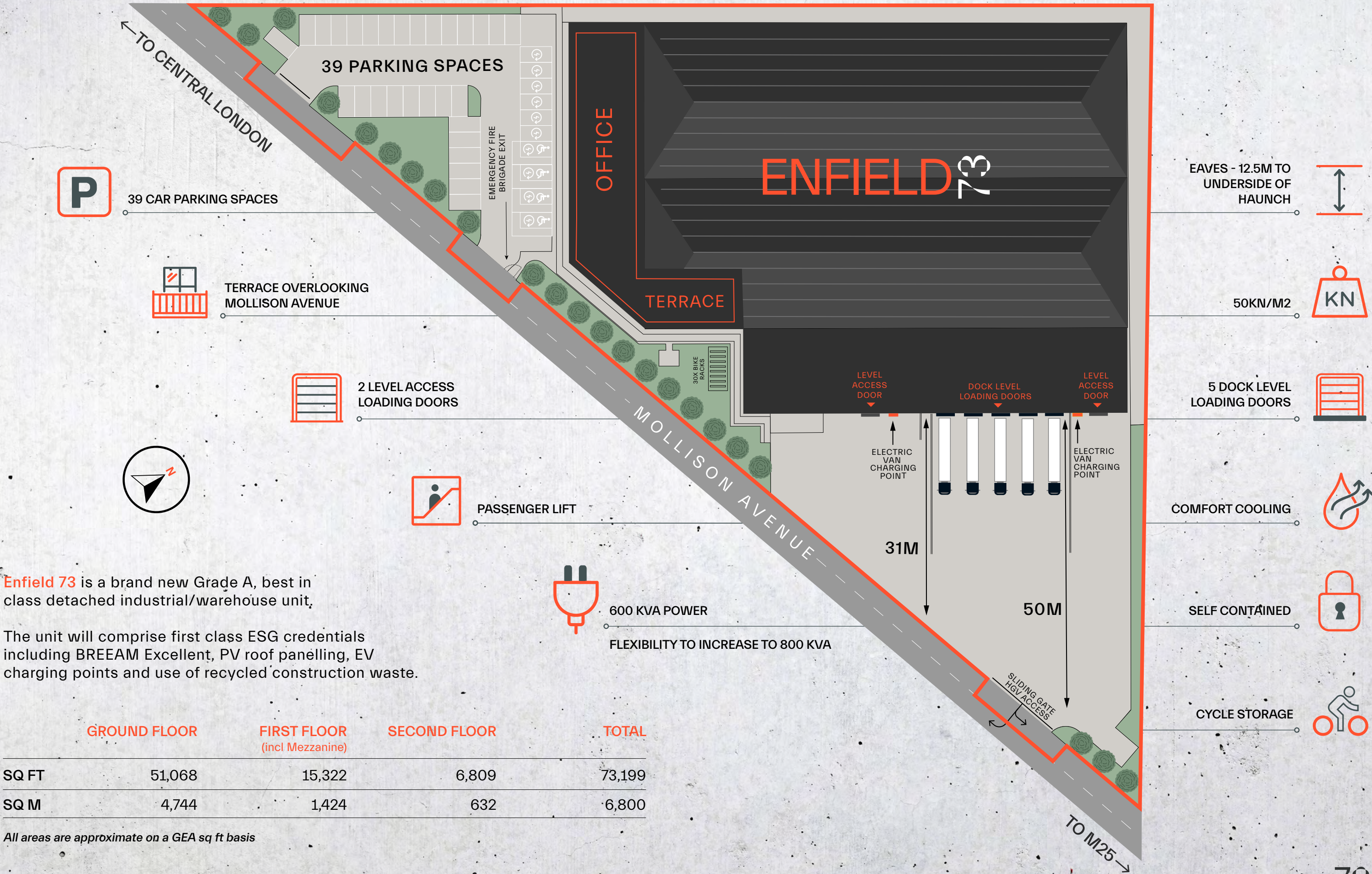
NET ZERO CARBON
IN OPERATION

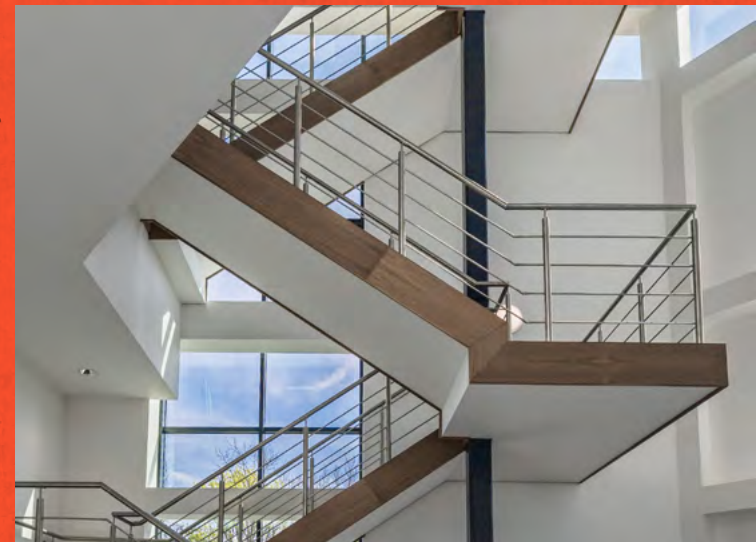
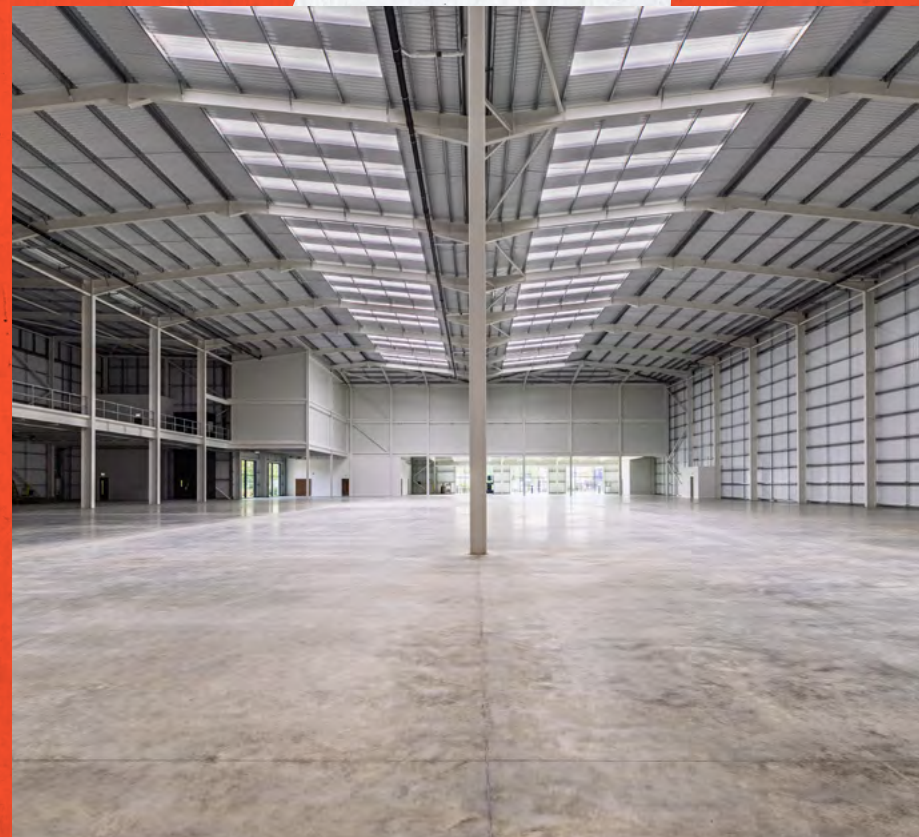


2.8 MILES M25 J25



STRATEGICALLY LOCATED








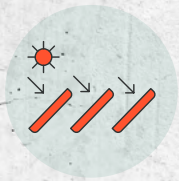
RAIL (From Brimsdown Station)	Journey Time
Ponders End	2 mins
Tottenham Hale (Underground)	13 mins
London Liverpool Street	22 mins

 AIRPORTS	Miles	Drive Time
London City	17.1	28 mins
Luton	31.4	35 mins
Heathrow	40.8	40 mins
Stansted	42.5	50 mins

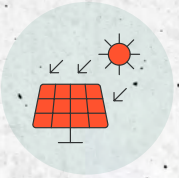
 PORTS	Miles	Drive Time
London Gateway	40.8	50 mins
Felixstowe	84	1 hr 30 mins
Dover	90	1 hr 30 mins

horns.agent.jazzy

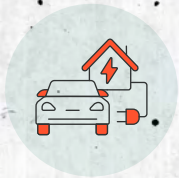
ESG EXCELLENCE



10% Roof Lights

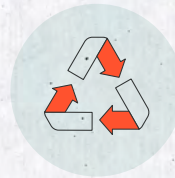


PV Roof Providing
194,500 KWH Per Annum



12 Active EV Chargers
40 Passive EV Chargers

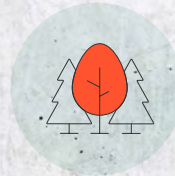
Recycled
Materials



Net Zero Carbon
in Operation



Rain Gardens to Promote
Sustainable Drainage



Enfield 73 is designed to be Net Zero in operation with four single, three double and two van EV chargers. There will be a Green Roof with PV panelling on part, and water harvesting to provide rain gardens, all of which help contribute to the Net Zero target. Achieved **BREEAM EXCELLENT** and an EPC A+.



Green Roof



EPC A+
Rating



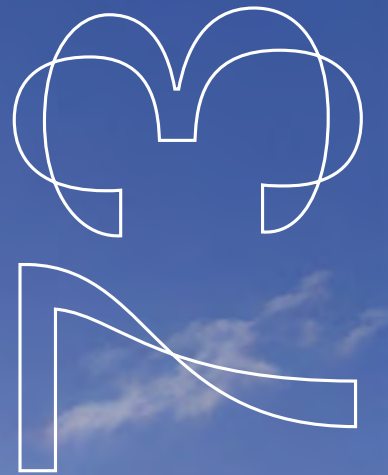
BREEAM
Excellent



100%
LED Lighting



ENFIELD



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