



EDGE ENFIELD
BAIRD ROAD, ENFIELD, EN1 1TT

BE AT THE **LEADING EDGE** OF LOGISTICS

54,492 SQ FT WAREHOUSE
/ LOGISTICS UNIT

NET ZERO READY

2.5 MILES TO **J25 M25**

READY TO OCCUPY



Edge Enfield sets a new standard for sustainable logistics accommodation, offering 54,492 sq ft of the highest specification space in a thriving business location with access to a wide variety of local amenities.



J25 M25

Turkey Street station

David Lloyd Gym

Enfield Playing Fields

Nando's

Aldi

Enfield Retail Park

CCF Enfield

Westmill Foods

MacDonalds

Sainsbury's

Virtus

Selco

KFC

Colosseum Retail Park

DHL

Cineworld

A10

Pure Gym

Travis Perkins

Morrisons

Waitrose

Southbury station

De Mandeville Retail Park

Crown Worldwide Group

Martinbridge Trade Park



BUILT TO THE HIGHEST STANDARDS OF SUSTAINABILITY

Edge Enfield has achieved an EPC A+ rating and BREEAM 'Excellent'. The unit has been delivered as Net Zero Ready with the capacity for occupiers to be Net Zero in Operation.

Up to 127kWh of additional power can be generated through solar PV array. Infrastructure is in place for 100% EV parking spaces and a green roof is also included to help lower a tenant's carbon footprint.

NET ZERO TERMINOLOGY

We use UKGBC definitions of Net Zero terms. For more information, please visit edgeenfield.co.uk/#sustainability



EPC A+



BREEAM EXCELLENT



DELIVERED AS NET ZERO READY



NET ZERO CARBON IN CONSTRUCTION



SOLAR PV ARRAY UP TO 127KWH



6 EV SPACES INSTALLED WITH INFRASTRUCTURE FOR 100%

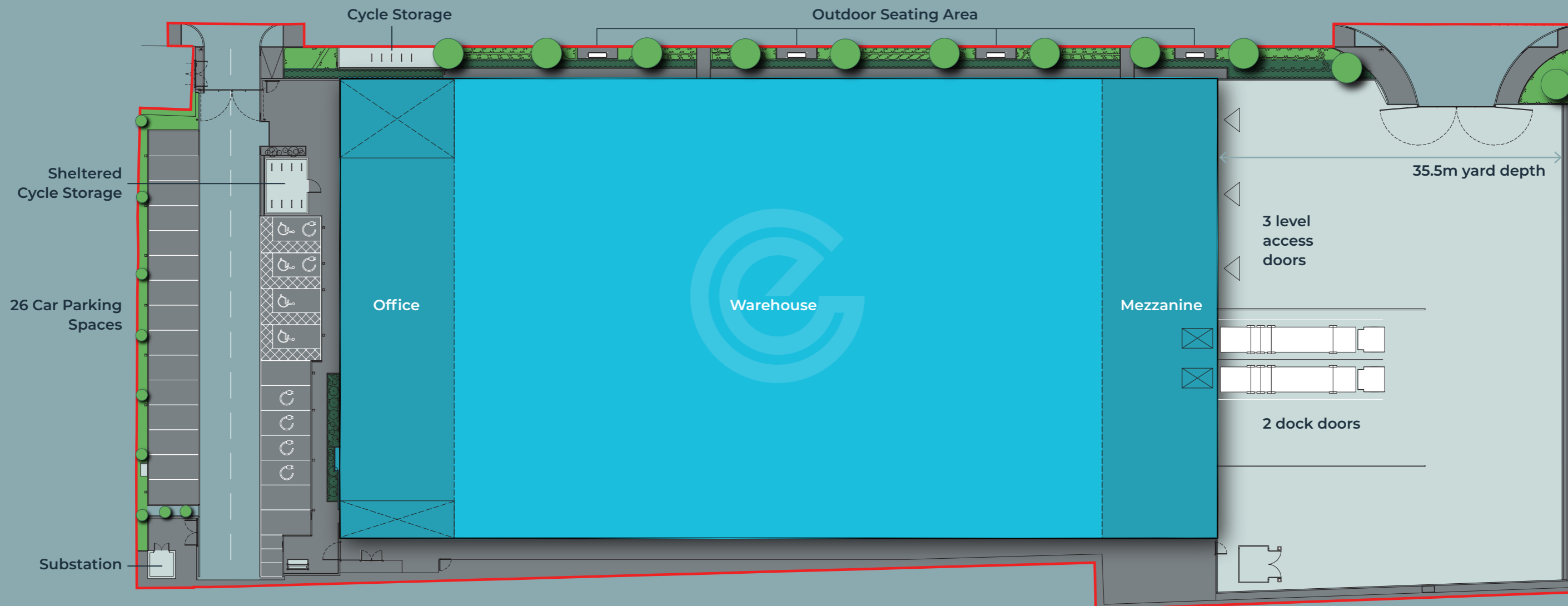


GREEN ROOF



OUTSIDE SEATING AND BREAKOUT SPACES





A LEADING EDGE SPECIFICATION

EDGE Schedule of accommodation (GEA)

	sq ft	sq m
Warehouse Area	42,332	3,932.8
Ground Floor Reception / Core	1,308	121.5
First Floor Office	5,294	491.8
Mezzanine	5,558	516.4
Total	54,492	5,062.5



500KVA POWER



**SECURE
35.5M YARD**



**3 LEVEL ACCESS
DOORS**



**2 DOCK LOADING
DOORS**



**26 CAR PARKING
SPACES**



**6 EV SPACES
INSTALLED WITH
INFRASTRUCTURE
FOR 100%**



**12M HAUNCH
HEIGHT**



**50KN/M2
SLAB LOADING**

SUSTAINABLE FUTURES 2030 AND BEYOND

Our Sustainable Futures framework sets out our ambitions to 2030 and beyond, based around three central themes of People, Place and Planet.

We pledge that sustainability will be at the heart of how we work over the next decades and Edge Enfield has been built with this at the forefront. The unit is Net Zero Ready with the capacity for occupiers to be Net Zero in Operation, BREEAM 'Excellent' and EPC A+.

For more information on Sustainable Futures visit improperties.co.uk/sustainablefutures



IM PROPERTIES COMMUNITY FUND

We set up the IM Properties Community Fund to have a positive social value impact on the communities surrounding our developments. We have already donated to community groups through our funds at Mercia Park and Peddimore, who have used this funding to make a real difference in the local area. The fund will launch in Q1 2023 and will be administered by the Heart of England Community Foundation.

Examples of projects funded through our existing project specific funds:



IN THE PINK: £5,985 to help deliver a free eight-week Breast Cancer recovery programme



CONEYBERRY MILLENNIUM GREEN TRUST: £2,000 to improve and reinstate their community pond



ORCHARD ALLOTMENT SOCIETY: £4,000 to fund new sheds

Edge Enfield is situated in a prime location for logistics just 0.2 miles from the A10 and 2.5 miles to J25 M25. There are 1.8 million households within a 30 minute drive, meaning a large potential customer and labour pool.

The site is well served by public transport, with Southbury Overground station a short walk from site and Ponders End (Greater Anglia) and Enfield Chase (Great Northern) both under 2 miles from site.



A PRIME LOCATION FOR LOGISTICS

WHAT3WORDS
///PRIME.HELP.ENJOYABLE

J25 M25
BAIRD ROAD ENFIELD
EN1 1TT



£670
GROSS WEEKLY PAY
COMPARED TO **£728 LONDON
AVERAGE***

49.7%
OF ENFIELD POPULATION
EDUCATED TO **NVQ4 LEVEL
AND ABOVE COMPARED TO
43.5% GB AVERAGE***

86M
HOUSEHOLDS WITHIN A
30 MINUTE DRIVE†

*Nomisweb †Royal Mail

LOCATIONS	Miles	Drive time
Enfield	1.4	0:06
Waltham Cross	3.2	0:13
Tottenham	4.5	0:17
City of London	11.9	0:55
West End	12.2	0:59
Luton	31	0:40
Chelmsford	31.6	0:44
Cambridge	42.9	1:08

AIRPORTS	Miles	Drive time
London City Airport	17	0:36
Stansted	27	0:37
Heathrow	39	0:46

RAIL STATIONS	Miles	Drive time
Southbury (Overground Line)	0.3	0:02
Ponders End (Greater Anglia)	1.3	0:08
Enfield Chase (Great Northern)	1.8	0:09

ROADS	Miles	Drive time
A10	0.2	0:02
J25 M25	2.5	0:08
A406 North Circular	3	0:10
J6 M11	10.2	0:17
J1 A1(M)	10.5	0:19

Source: Google maps



IM Properties are a market-leading privately owned property company, specialising in innovative, sustainable construction, and insightful investment, with a portfolio of award-winning projects.

We recently launched our Sustainable Futures framework, setting out ambitions to 2030 and beyond, based around three central themes of People, Place and Planet.

Aligning to these themes, Edge Enfield will be built to the highest standards of sustainability with employee wellbeing at the forefront.

To find out more visit: improperties.co.uk



020 7935 4499
colliers.com/uk/industrial

Akhtar Alibhai
Akhtar.Alibhai@colliers.com
07909 684 801

Max Russell
Max.Russell@colliers.com
07732 405 799

DTRE

020 3328 9080
www.dtre.com

Jake Huntley
Jake.Huntley@dtre.com
07765 154 211

Charlie Wing
Charlie.Wing@dtre.com
07483 068 030

Maddie Moriarty
Maddie.Moriarty@dtre.com
07545 582 097

edgeenfield.co.uk