



UNIT 2

# BILTON WAY

ENFIELD EN3 7ER

HIGHLY SPECIFIED  
WAREHOUSE/URBAN  
LOGISTICS UNIT  
28,694 SQ FT  
TO LET



# Positioned to deliver

## UNIT 2 BILTON WAY

### 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  
LOCATION

4.1 MILES  
TO NORTH  
CIRCULAR

ENFIELD LOCK  
STATION 10  
MINUTE WALK

1.86 MILLION  
HOUSEHOLDS  
WITHIN 30 MINUTES



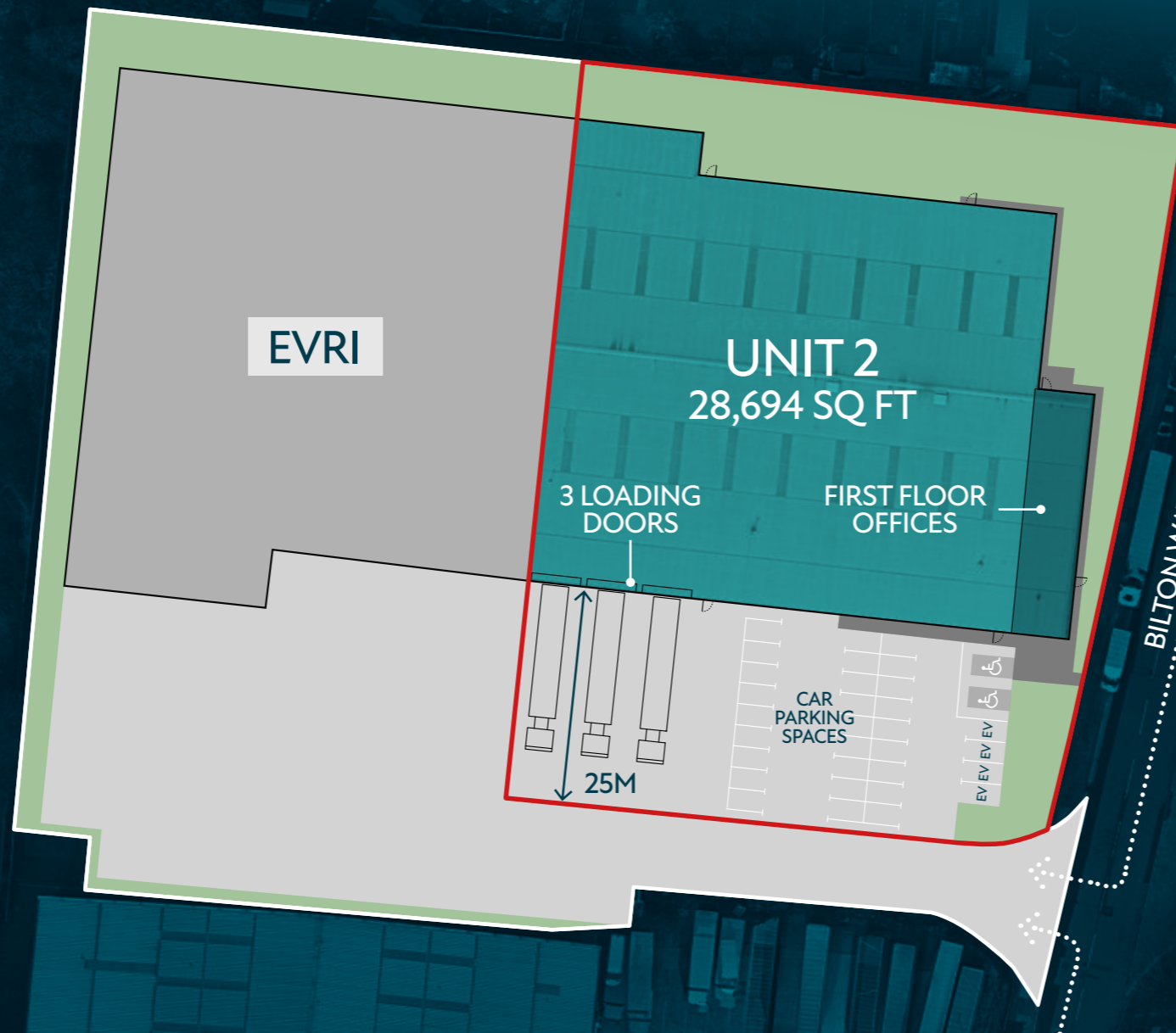
# Accommodation









Indicative



Indicative

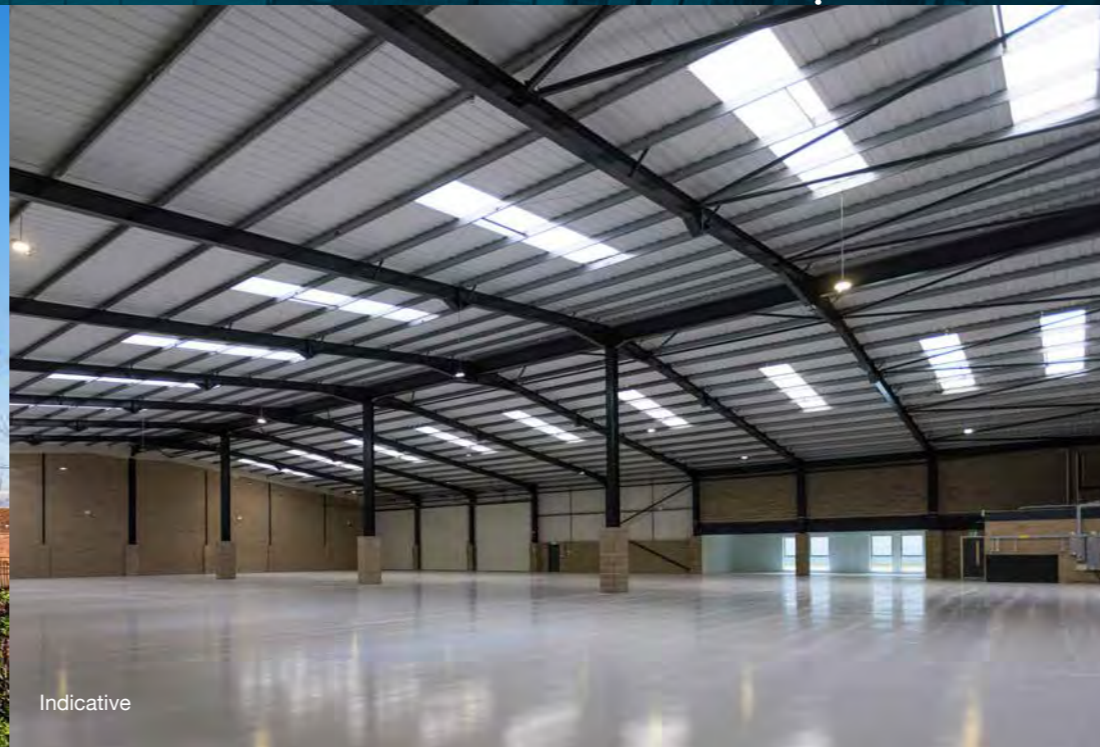


**Unit 2 Bilton Way** is due to undergo an extensive refurbishment to improve energy efficiency and reduce running costs for future occupiers. Additional features include:

-  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

## Schedule of accommodation

	Sq m	Sq ft
Ground Floor	2,510.4	27,022
First Floor Offices	155.3	1,672
<b>TOTAL (GEA)</b>	<b>2,665.7</b>	<b>28,694</b>



Indicative

-  120 kVa power supply
-  33 car parking spaces
-  Targeting EPC A rating
-  7m clear height
-  3 level access loading doors
-  25m yard depth
-  Secure estate

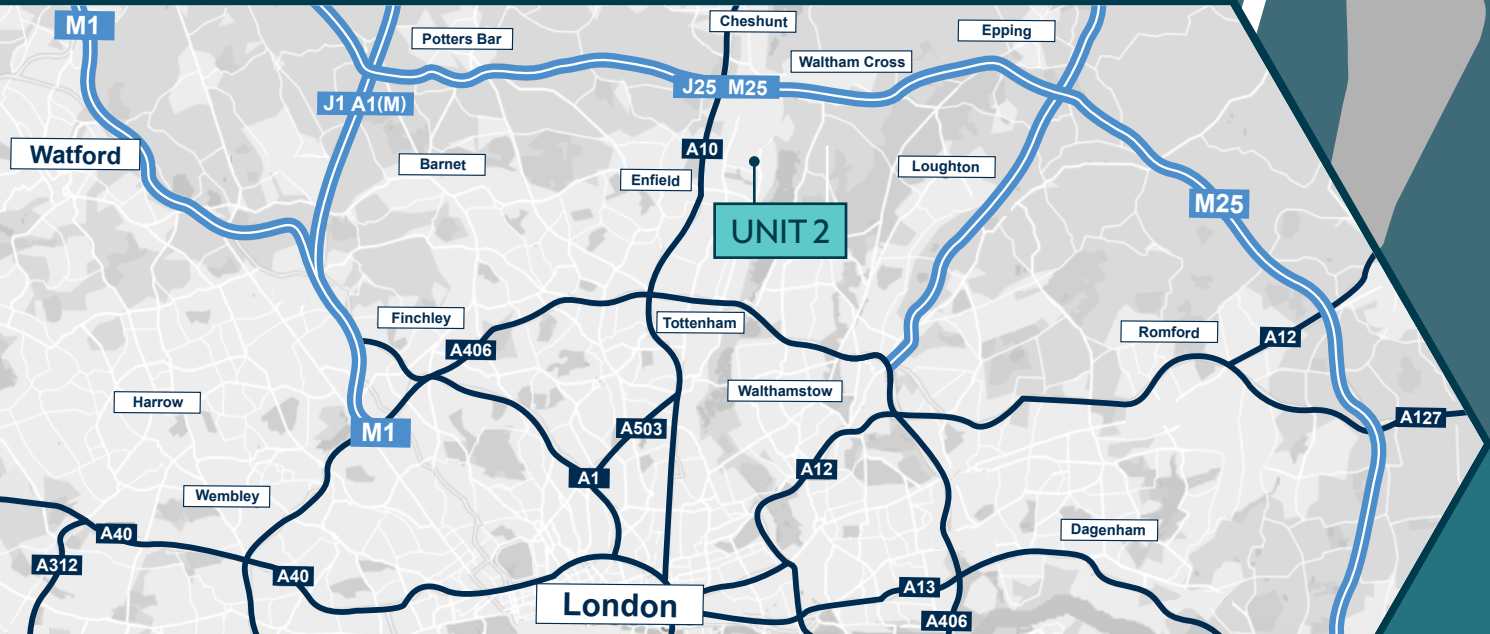
# Urban logistics

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	Miles	Drive time	Airports	Miles	Drive time
A10	2	8 mins	London City Airport	17	35 mins
J25 M25	3	10 mins	Heathrow	28	45 mins
Enfield	3.6	13 mins	Stansted	28	45 mins
A406 North Circular	4	14 mins			
Tottenham	5	15 mins			
J6 M11	11	21 mins			
J1 A1(M)	11	21 mins			
City of London	12.8	30 mins			

Rail Stations	Miles	Drive time
Enfield Lock	0.5	2 mins
Brimmsdown	0.8	3 mins
Southbury	2.5	6 mins



ENFIELD EN3 7ER ///DUSTY.MOON.SMILE

All enquiries:

**GLENNY**  
020 8367 2334  
GLENNY.CO.UK

**TLRE**  
0203 151 1011  
www.tlre.co.uk

**DTRE**  
020 3328 9080  
www.dtre.com

Peter Higgins  
p.higgins@glenny.co.uk  
07900 990 805

Victoria Forster  
v.forster@glenny.co.uk  
07553 416 427

Paul Londra  
paul.londra@tlre.co.uk  
07779 269 290

Ed Thomason  
ed.thomason@tlre.co.uk  
07818 065 276

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

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



Conditions under which particulars are issued: DTRE and Knight Frank for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of DTRE or Knight Frank has any authority to make or give any representation or warranty whatever in relation to this property. 16688 01.24 tasselldesign.co.uk