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# THE URBAN LOGISTICS OPPORTUNITY

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AVAILABLE Q2 2022

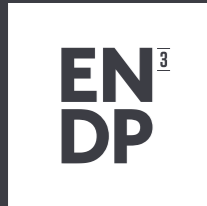
# URBAN51 //

**ENFIELD  
DISTRIBUTION PARK  
EN3 7SR**



**50,145 SQ FT UNIT  
PRIME NORTH LONDON LOCATION**

M25 (J25) – 4 MILES NORTH  
NORTH CIRCULAR (A406) – 3 MILES SOUTH



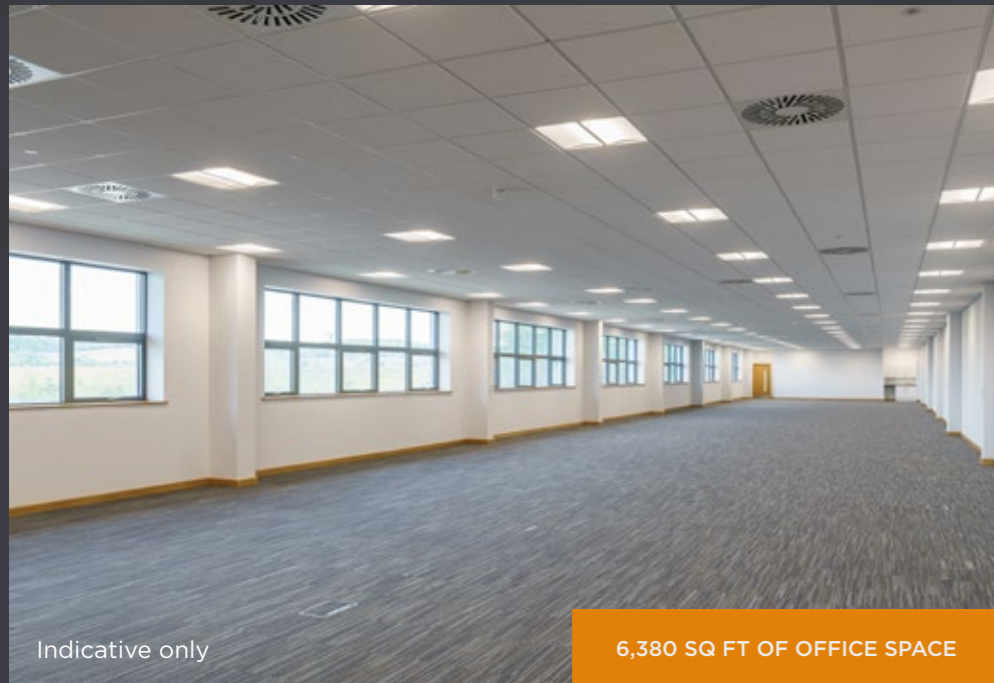
**URBAN 51 IS SITUATED IN ENFIELD DISTRIBUTION PARK NORTH LONDON'S PREMIER URBAN LOGISTICS DEVELOPMENT**

- Newly built unit
- 40M service yard
- 40 parking spaces
- Secure site
- Up to 8,340 pallet locations
- 3 loading dock doors
- 2 level access doors
- Defibrillator

**URBAN 51** - Last unit to be developed on the ENDP estate, situated next to Mollison Avenue

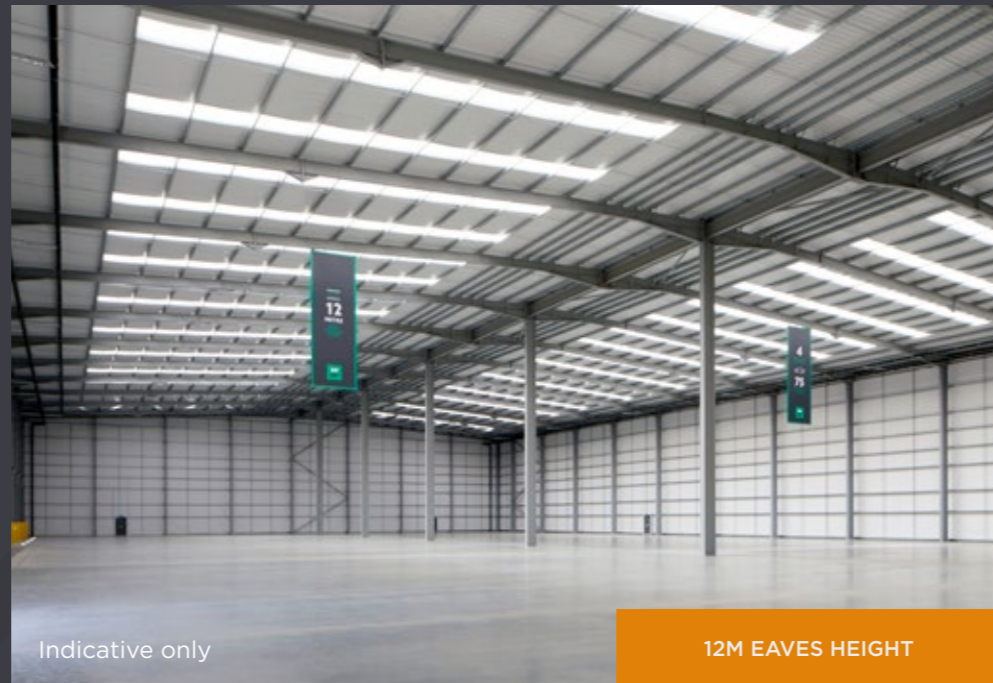
**ENDP tenants** - Arrow XL, Farmdrop, DFS and Beavertown Brewery

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



Indicative only

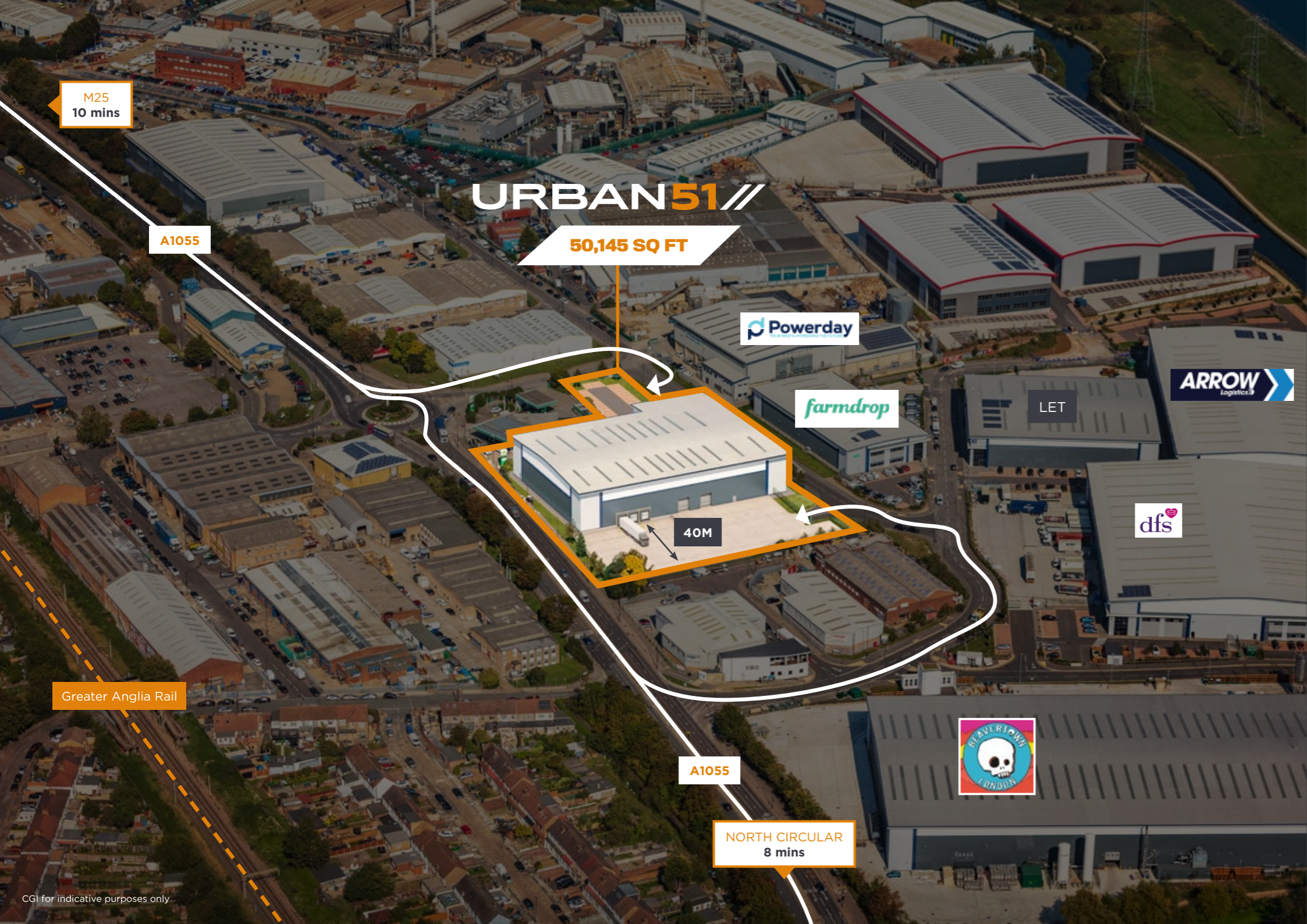
6,380 SQ FT OF OFFICE SPACE



Indicative only

12M EAVES HEIGHT

<p>Photovoltaic panels as standard</p>	<p>10% Triple skin rooflights to warehouse</p>	<p>Low energy led lighting to offices</p>	<p><b>ALL SYSTEMS ECO</b></p> <p>Urban 51 is at the forefront of sustainability and has implemented a range of environmentally friendly features.</p>	
<p>Air source heat pump with local heat recovery VRF heating and cooling system to offices</p>	<p>Rainwater harvesting</p>	<p>Electric vehicle charging points - 11 vehicle spaces</p>		<p>Bream 'Excellent'</p>
<p>EPC rating 'A'</p>	<p>High performance glazing</p>	<p>Low water flow taps and WCs</p>		<p>Sustainable drainage system with drainage swales and storm water attenuation tanks beneath service yard</p>



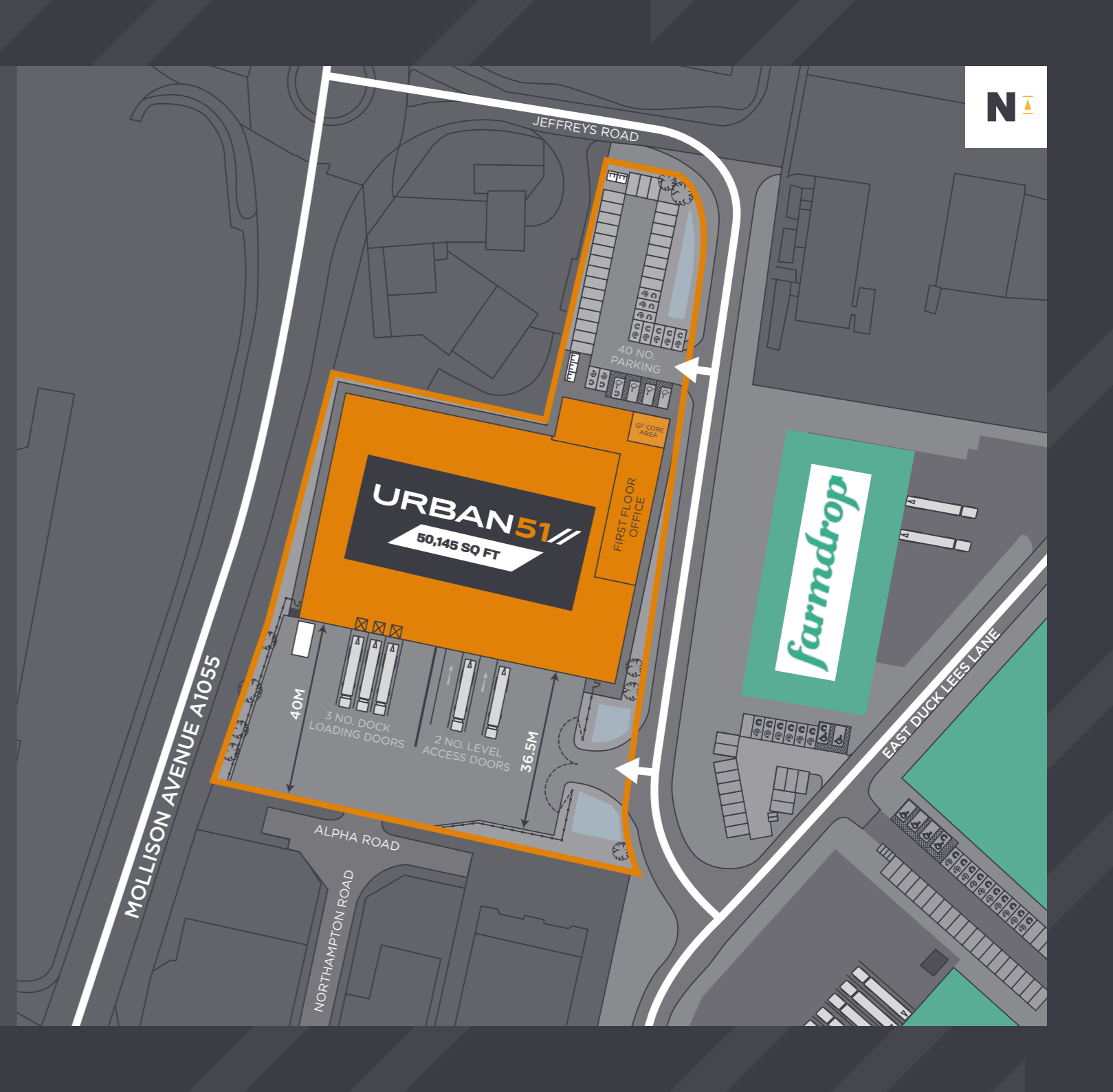
	AVAILABLE
<b>URBAN 51</b>	<b>50,145 sq ft</b> <b>4,659 sq m</b>
Warehouse*	43,765 sq ft 4,066 sq m
Offices*	6,380 sq ft 593 sq m
Plant Deck	1,240 sq ft

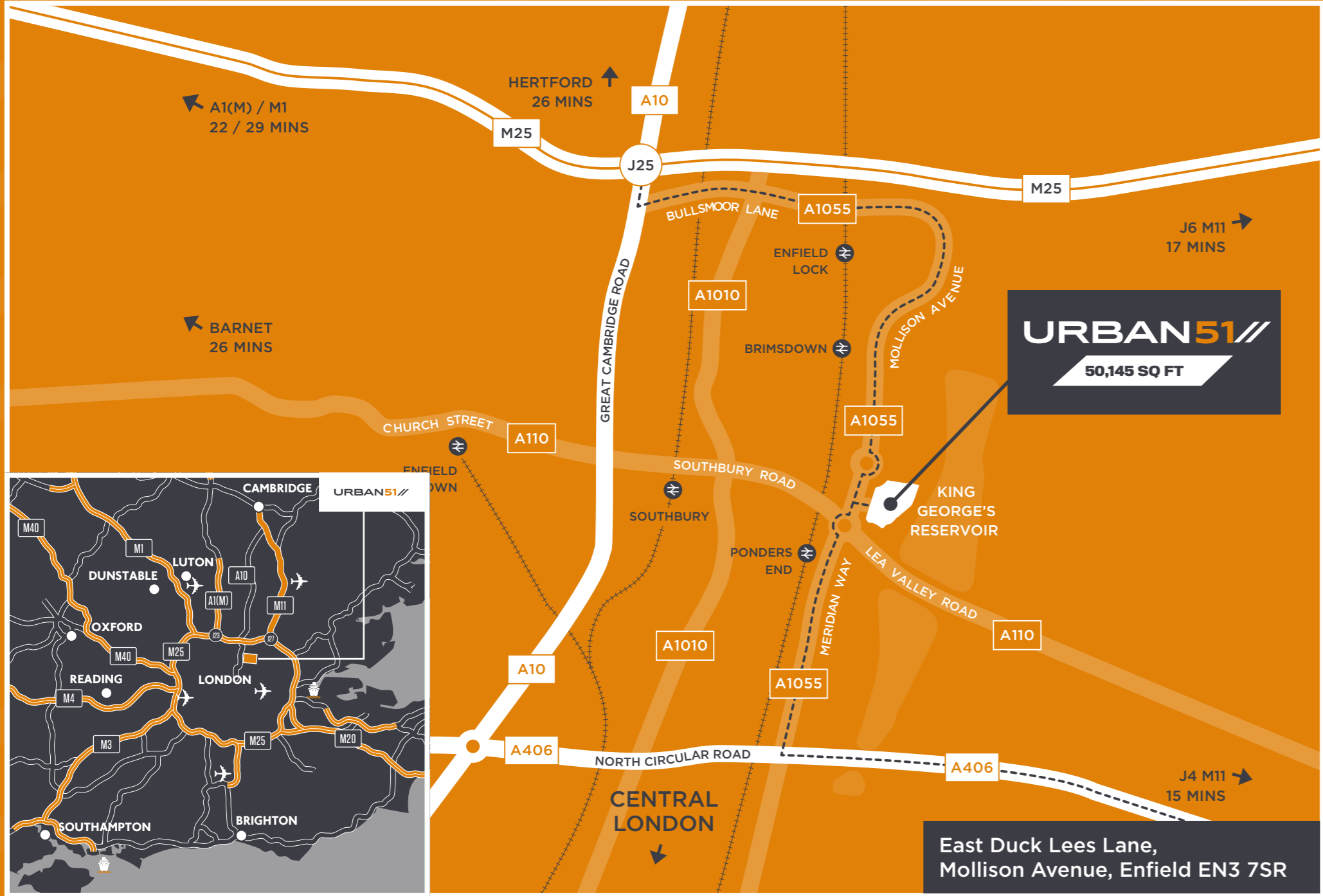
**Gross External Areas**

Level Access Doors	2
Dock Loading Doors	3
Floor Loading (kn/m <sup>2</sup> )	50
Yard Depth	40
Car Parking Spaces	40
Disabled Car Parking Spaces	4
EV Charging Points	11
Disabled EV Charging Points	1
10% Roof Lights	✓
Cat A Office Fit-Out	✓
Secure Yard	✓
EPC Rating 'A'	✓
12m Eaves Height	✓

- Urban 51
- Let Units

\*Office area includes ground floor core and first floor. Warehouse area includes undercroft.





**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

## AIRPORTS

City	15 miles / 28 mins
Stansted	28 miles / 39 mins
Luton	33 miles / 43 mins
Heathrow	43 miles / 53 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 / 29 mins
Central London	12 miles / 38 mins

Source: Google Maps

## BY RAIL

Ponders End	0.8 miles / 3 mins (to London Liverpool Street: 23 mins)
Brimsdown Station	1.3 miles / 5 mins (to London Liverpool Street: 22 mins)
Enfield Town	3 miles / 8 mins (to London Liverpool Street: 33 mins)
Tottenham Hale	4.7 miles / 11 mins (Victoria Line to Central London: 17 mins)

Source: National Rail

“ 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

URBAN51 //

**TERMS:**

Full lease and rental terms upon application.

**AGENTS:**



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A DEVELOPMENT BY:

AberdeenStandard  
Investments

ADVISED BY:

GRAFTONGATE

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ENDP.CO.UK