

# EXPANSION Enfield

166,850 - 261,335 sq ft



J25

A10

M25

166,850 sq ft  
Existing

166,850 sq ft EXISTING

27% CURRENT SITE COVERAGE

140M YARD

14.1 ACRES

ABILITY TO EXPAND TO 261,335 sq ft

Planning consent granted for  
**94,485 sq ft**

sat-nav  
reference  
**EN3 7PZ**



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development | asset management

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**EXPANSION**  
Enfield 166,850 - 261,335 sq ft



# Existing building

166,850 sq ft

# Expansion

261,335 sq ft

150,664 sq ft warehouse area	288 sq ft gatehouse
36,663 sq ft canopy	2,303 sq ft workshop
13,229 sq ft two-storey offices	366 sq ft plant room
27% site coverage	20 level access doors
3 dock levellers	220 car parking spaces
HGV parking spaces	11m clear internal height

warehouse	150,664 sq ft
gatehouse	288 sq ft
workshop	2,303 sq ft
offices	13,229 sq ft
plant room	366 sq ft
<b>total</b>	<b>166,850 sq ft</b>



warehouse	245,149 sq ft
gatehouse	288 sq ft
workshop	2,303 sq ft
offices	13,229 sq ft
plant room	366 sq ft
<b>total</b>	<b>261,335 sq ft</b>

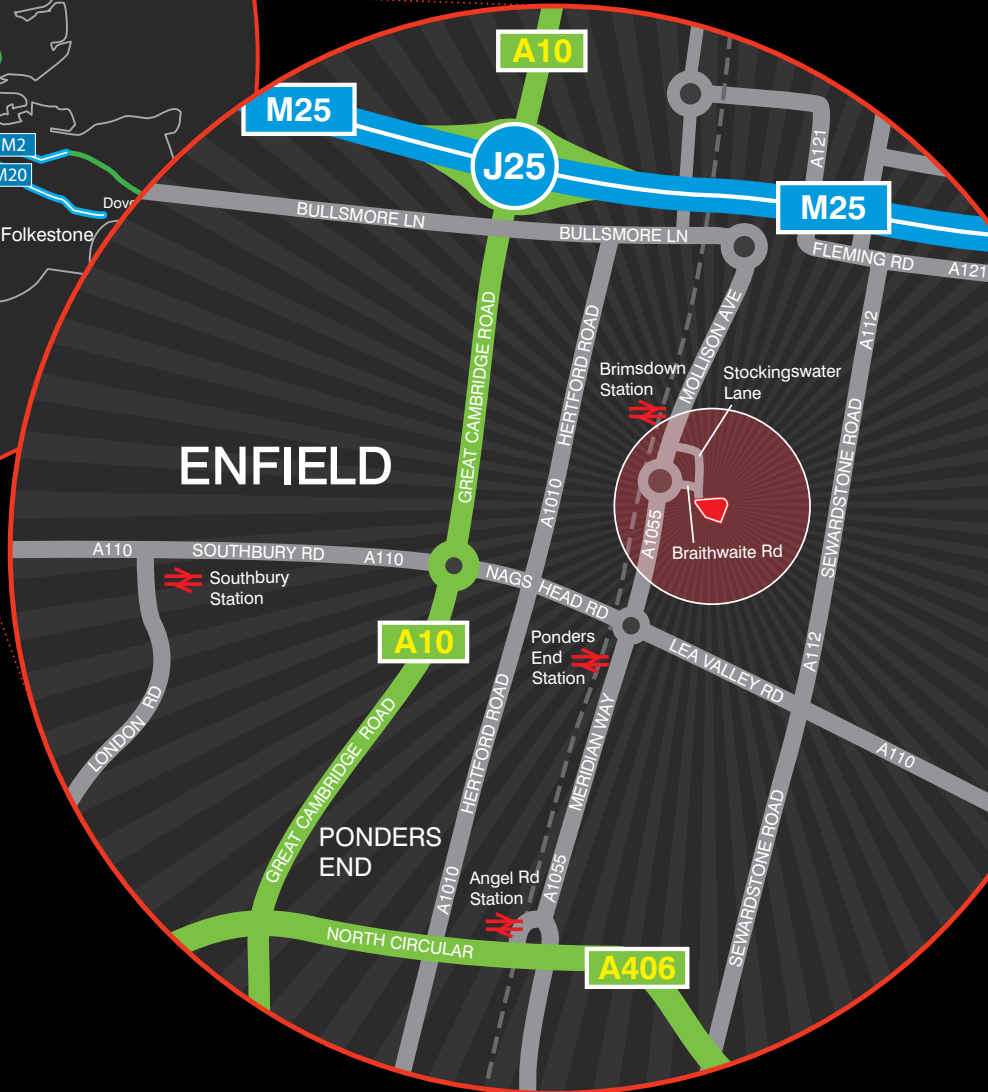
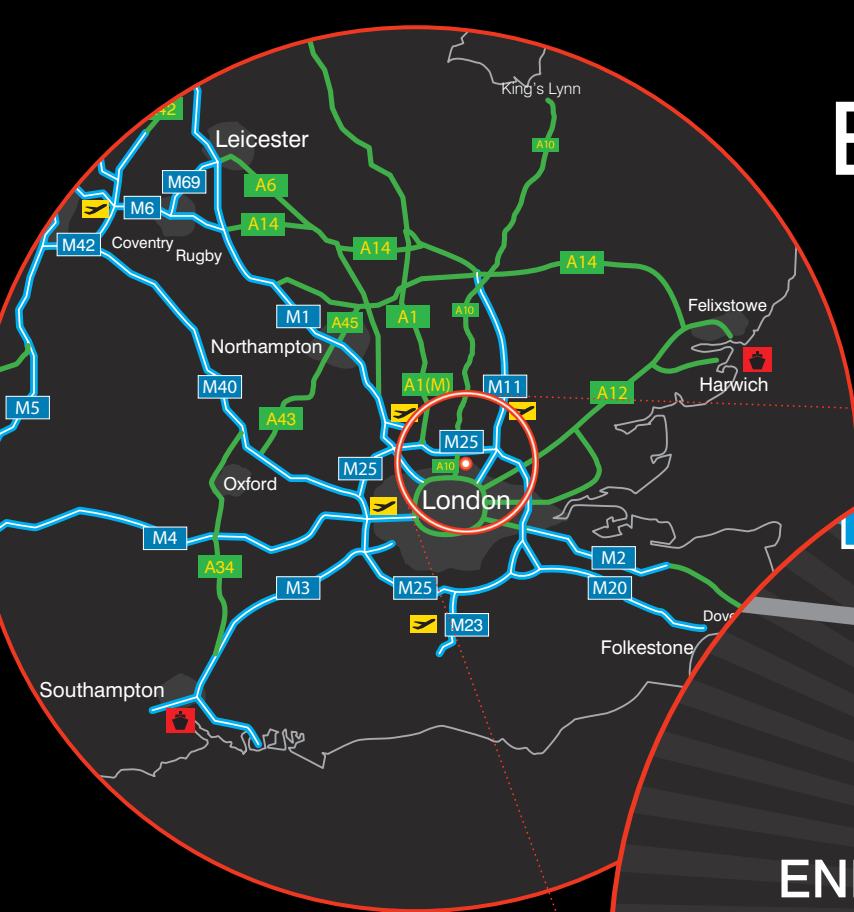


245,149 sq ft warehouse area	288 sq ft gatehouse
2,303 sq ft workshop	13,229 sq ft two-storey offices
366 sq ft plant room	44% site coverage
4 level access doors	24 dock levellers
220 car parking spaces	HGV parking spaces
11m clear internal height	



# EXPANSION

Enfield 166,850 - 261,335 sq ft



## site address

Stockingswater Lane  
Enfield  
Middlesex

sat-nav  
reference

**EN3 7PZ**

## road

A406	3 miles
M25 / J25	4 miles
M11 / J27	11 miles
M1 / J1	12 miles
Central London	13 miles

## airport

City	15 miles
Stanstead	30 miles
Luton	33 miles
Heathrow	43 miles

## rail

Brimsdown	0.4 miles
Ponders End	1 mile
Tottenham Hale (Victoria Line)	4.9 miles

All Enquiries



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### AVAILABILITY AND TERMS

Further details on price and rent upon application. Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. Designed & produced by idmdesign.co.uk