

VALOR PARK EDMONTON



PRIME GREATER LONDON URBAN LOGISTICS ESTATE
INDUSTRIAL / WAREHOUSE UNITS WITH
DIRECT ACCESS TO THE NORTH CIRCULAR (A406)
4,101 SQ FT (381 SQ M) - 9,416 SQ FT (875 SQ M)
TO LET

0.5 MILES TO NORTH CIRCULAR (A406) 10 MILES TO CENTRAL LONDON

EDMONTON

VALOR PARK
EDMONTON

MONTAGU
RECREATION
GROUND

PONDERS
END STATION

LEE VALLEY
GOLF COURSE

WILLA
GIRLING
RESERVIOR

A1055

NORTH CIRCULAR (A406)

NOTABLE LOCAL
OCCUPIERS INCLUDE

Biffa

Coca-Cola

LIDL

Travelodge

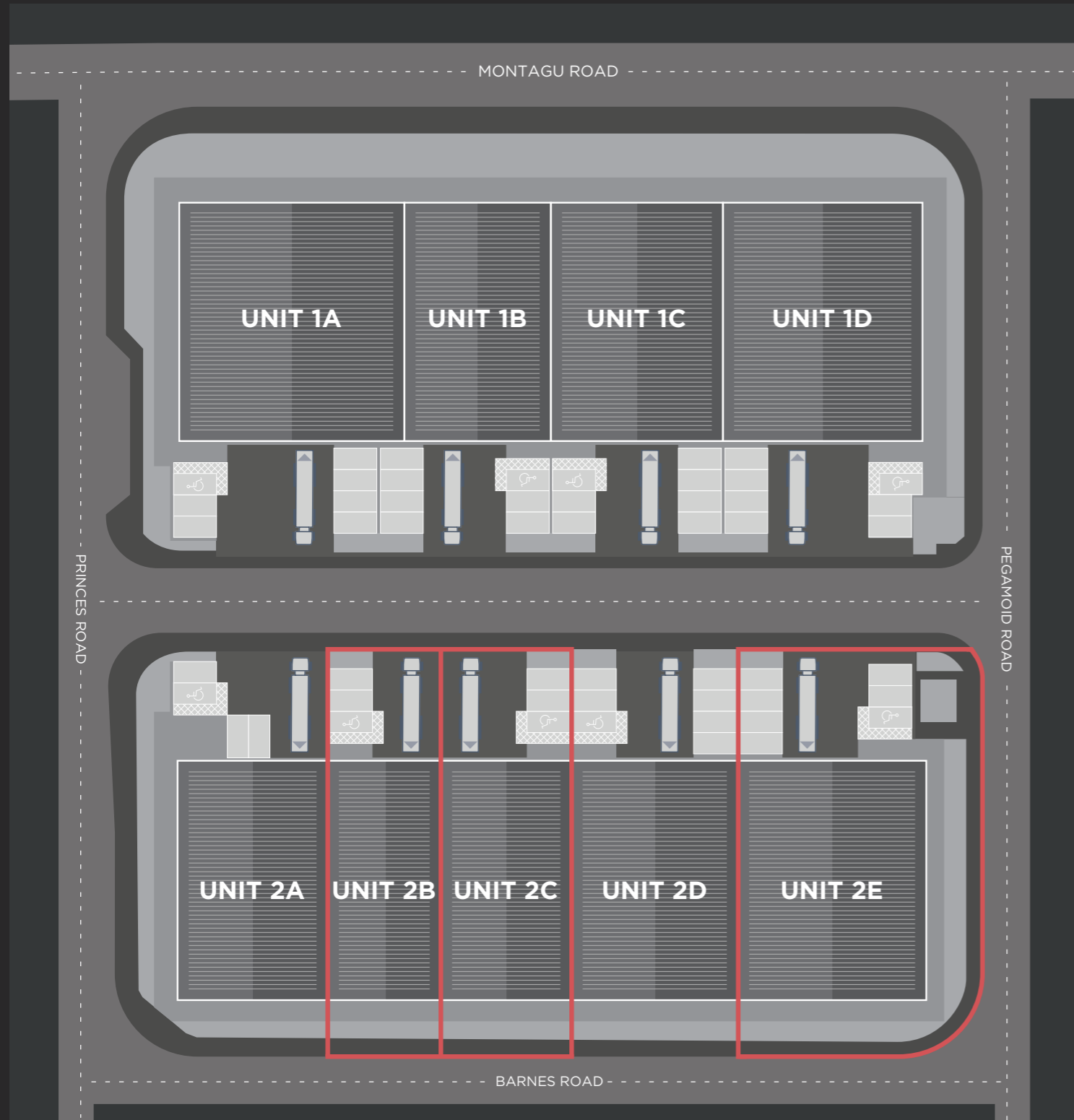
ASDA

4,101 SQ FT - 9,416 SQ FT

INDUSTRIAL / WAREHOUSE UNITS



UNITS 2B, 2C AND 2E

The estate consists of three industrial / warehouse units, each featuring secure yards and dedicated staff parking. These warehouses are designed to be energy-efficient, aiming for an EPC A rating. They will also incorporate key ESG features, including EV charging stations and LED lighting. The units are flexible and can be combined to offer a total space of 9,416 sq ft.



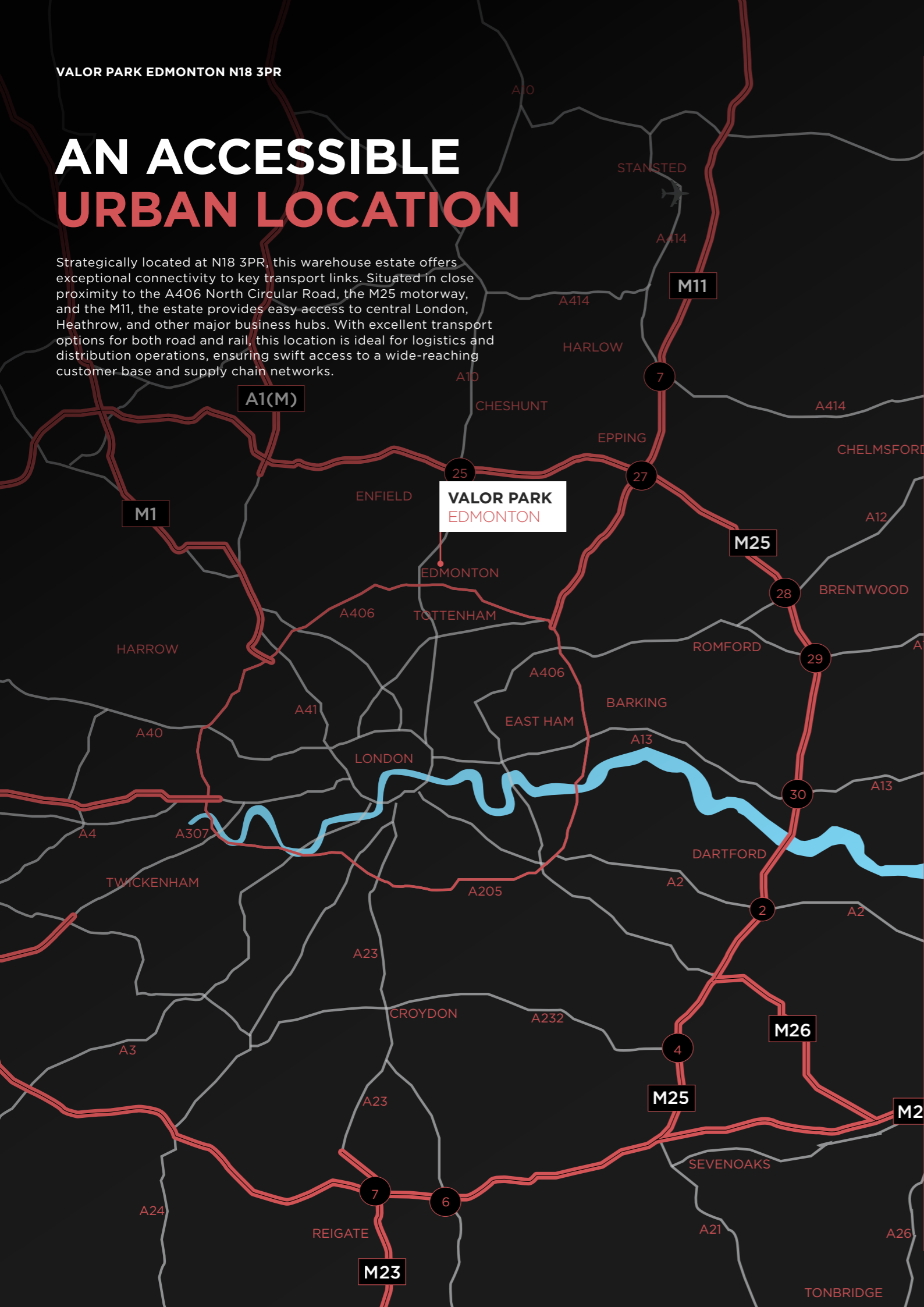
ACCOMMODATION (GEA)

UNIT 2B	SQ FT	SQ FT
Warehouse	3,714	345.04
Office	388	36.04
Overall Total	4,101	381.08
UNIT 2C	SQ FT	SQ FT
Warehouse	4,345	403.67
Office	970	90.15
Overall Total	5,315	493.82
UNIT 2E	SQ FT	SQ FT
Warehouse	6,308	586
Office	1,354	125.76
Overall Total	7,662	711.76

 3 EV CHARGING	 FLOOR LOADING 37.5KN/M2	 CYCLING PARKING SPACES	 FITTED OFFICES	 LOADING DOORS
 8M EAVES HEIGHT	 BREEAM 'VERY GOOD'	 EPC RATING A	 LED LIGHTING	 STEEL PORTAL FRAME

AN ACCESSIBLE URBAN LOCATION

Strategically located at N18 3PR, this warehouse estate offers exceptional connectivity to key transport links. Situated in close proximity to the A406 North Circular Road, the M25 motorway, and the M11, the estate provides easy access to central London, Heathrow, and other major business hubs. With excellent transport options for both road and rail, this location is ideal for logistics and distribution operations, ensuring swift access to a wide-reaching customer base and supply chain networks.



LOCATED IN THE LONDON BOROUGH OF ENFIELD, ONE OF THE FASTEST GROWING LONDON POPULATIONS



0.5 MILES TO A406

XX POPULATION WITHIN 10 MILES

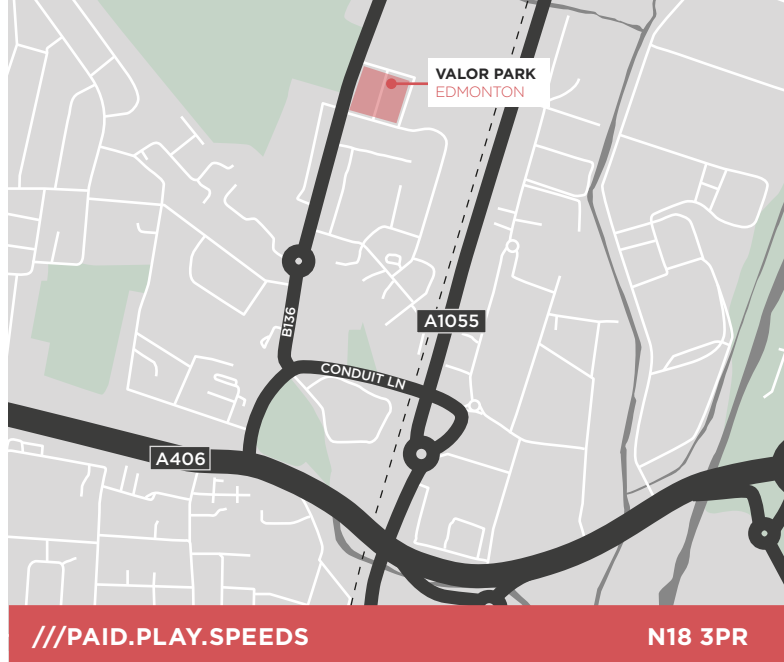
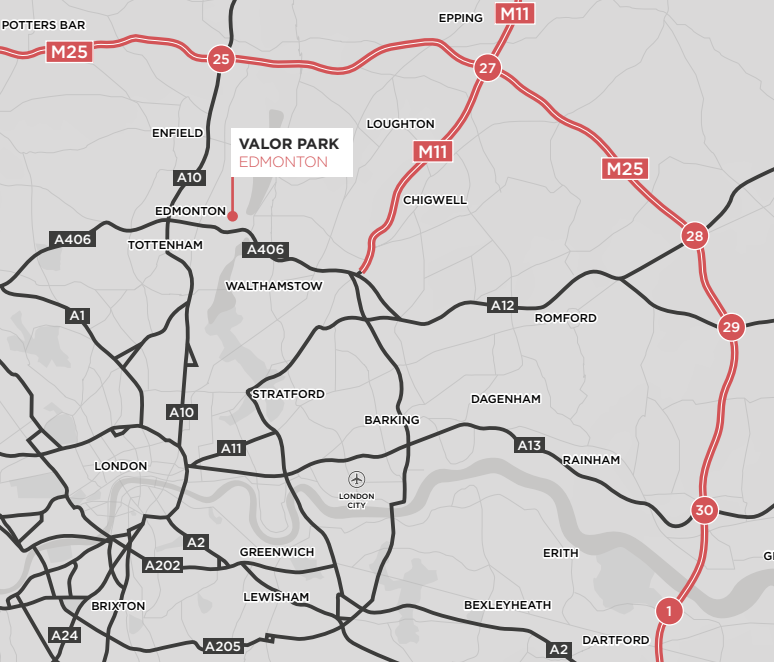


32% APPROX

OF THE THE LOCAL POPULATION EMPLOYED IN MANUFACTURING, TRANSPORT AND STORAGE SECTORS



10 MILES TO CENTRAL LONDON



///PAID.PLAY.SPEEDS

N18 3PR

ROAD	MILES	MINS
A406 NORTH CIRCULAR	0.5	3
A1055	0.6	3
A10	2.0	4
M25	5.0	12

RAIL	MILES	MINS
EDMONTON GREEN	1.1	4
WHITE HEART LANE	1.9	7
ENFIELD	4.2	12
LONDON LIVERPOOL STREET	8.2	27

PORTS	MILES	MINS
TILBURY	27.2	35
DP WORLD	20.6	40
DOVER	83.6	1 hr 30
FELIXSTOWE	85.4	1 hr 25

AIRPORTS	MILES	MINS
LONDON CITY	13	22
STANSTED	29.4	30
GATWICK	56.9	1 hr 5

EPC
Target EPC A.

RENT
Upon Application.

TERMS
The units are available on new leases. Full terms available on application



For further information or to arrange an inspection please contact the joint agents:



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