



# Workstown

9 INDUSTRIAL UNITS TO LET

4,101 – 8,859 sq ft

AVAILABLE Q4 2021

[WORKSTOWN.CO.UK](http://WORKSTOWN.CO.UK)






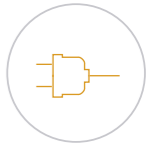






MONTAGU RD | LONDON | N18 2NG

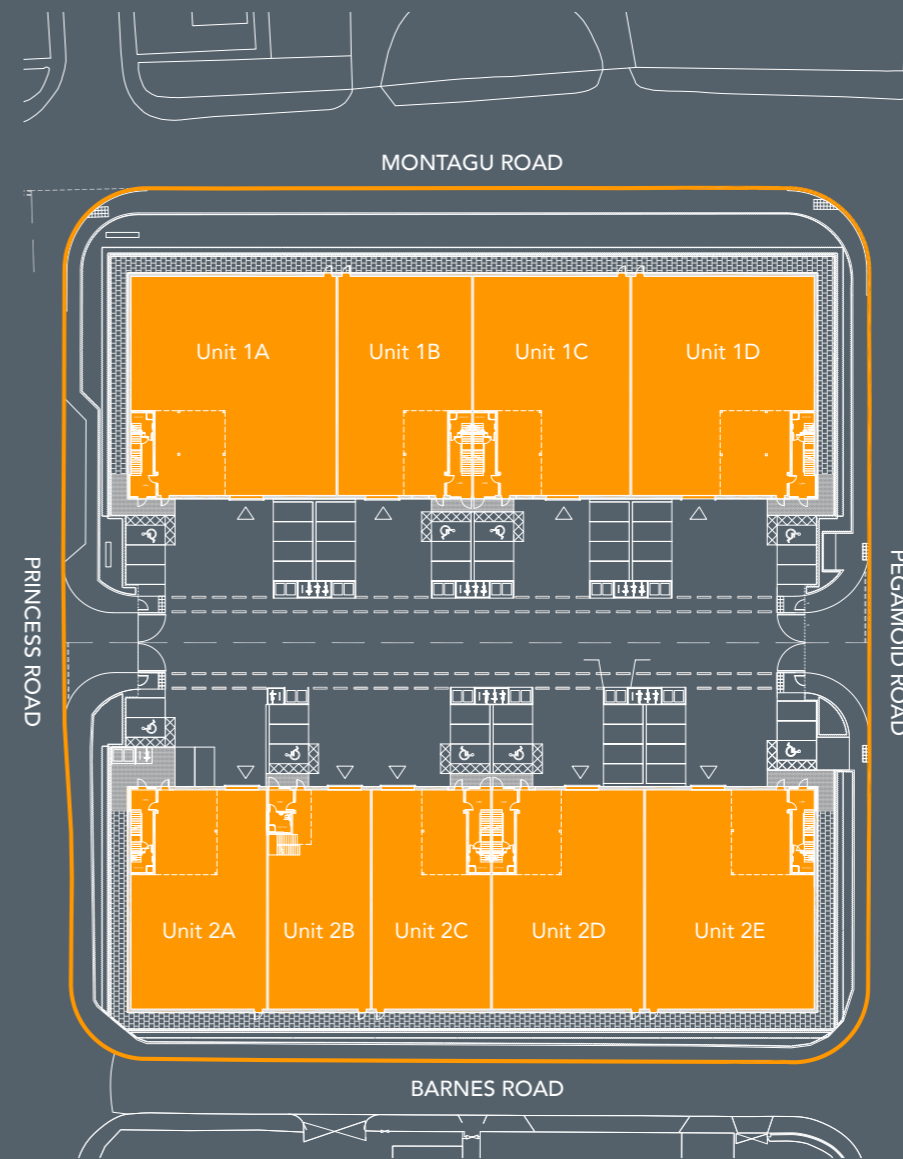
The first phase at Workstown in Enfield sits prominently on Montagu Road with easy access to the A1055 Meridian Way and the A10 Great Cambridge Rd.

This development will provide nine new industrial/warehouse units within a secure gated scheme, offering a range of unit sizes.

The scheme will be built to the highest standards and is perfectly placed to service the North London and Central London markets.

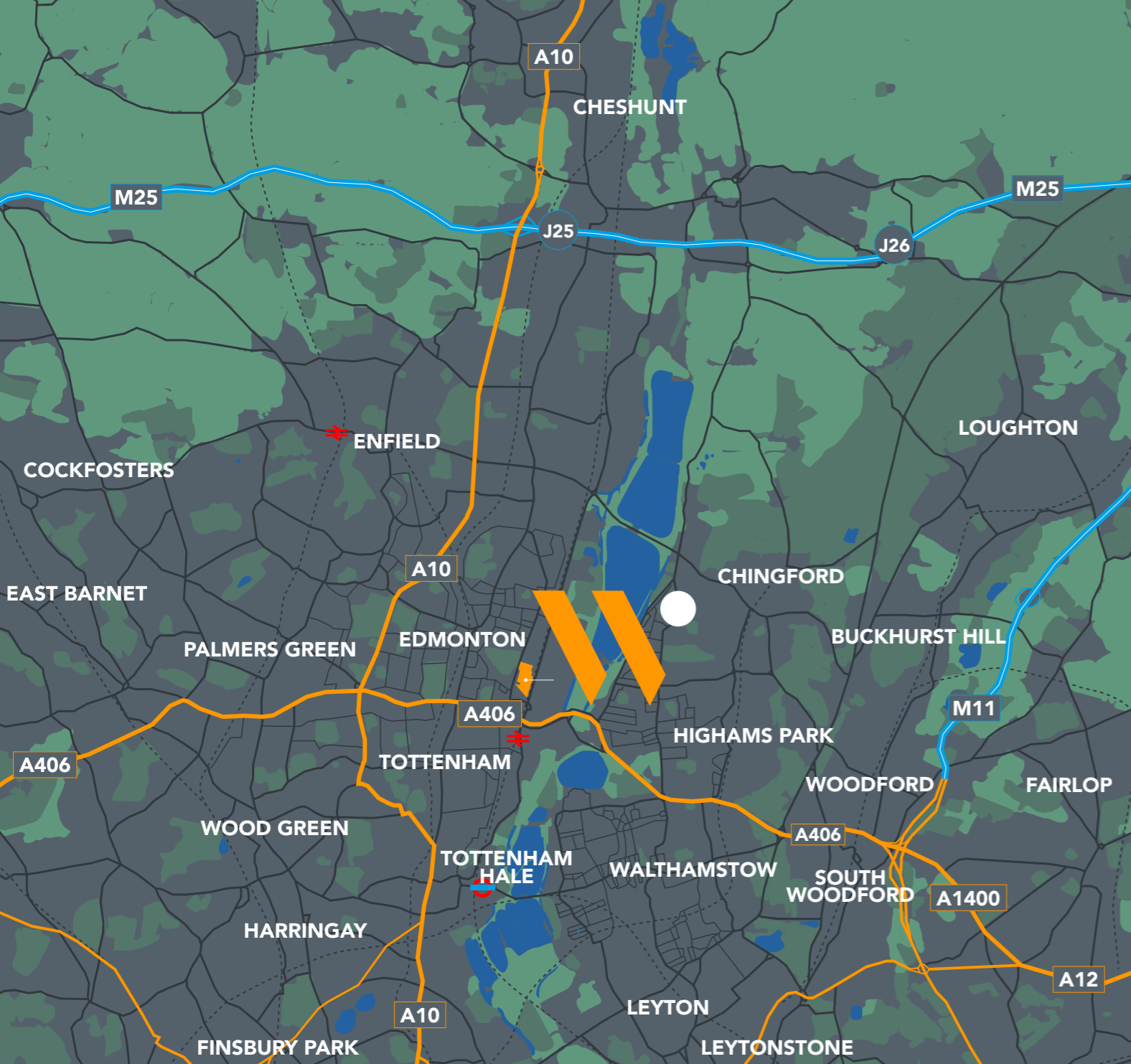
**SPECIFICATION**

 Targeted BREEAM "Very Good"	 Targeted EPC rating A	 LED lighting with PIR/daylight sensors	 8m eaves height	 Floor loading 37.5kN/m <sup>2</sup>	 3 phase power
 Electric vehicle charging points	 15% warehouse roof lights & photovoltaic panels	 Steel portal frame	 Electric loading doors	 Fitted first floor offices	 Dedicated parking

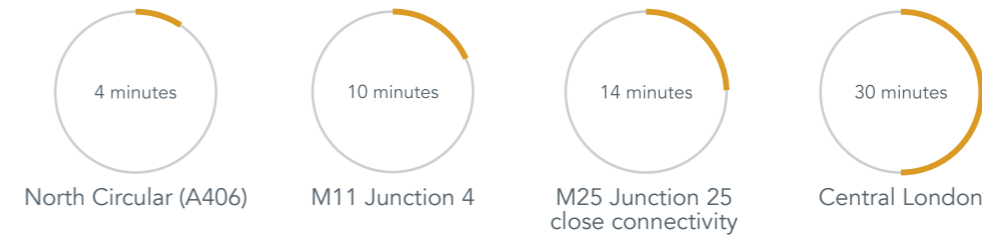


**ACCOMMODATION**

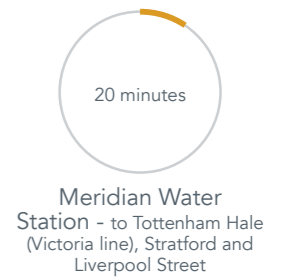
Units	sq ft	sq m
1A - Ground Floor	7,158	665
1st Floor	1,216	113
<b>Total</b>	<b>8,374</b>	<b>778</b>
Car Parking Spaces	7	
1B - Ground Floor	4,672	434
1st Floor	872	81
<b>Total</b>	<b>5,548</b>	<b>515</b>
Car Parking Spaces	7	
1C - Ground Floor	5,457	507
1st Floor	872	81
<b>Total</b>	<b>6,329</b>	<b>588</b>
Car Parking Spaces	7	
1D - Ground Floor	6,372	592
1st Floor	1,216	113
<b>Total</b>	<b>7,588</b>	<b>705</b>
Car Parking Spaces	7	
2A - Ground Floor	4,736	430
1st Floor	1,103	102
<b>Total</b>	<b>5,839</b>	<b>542</b>
Car Parking Spaces	4	
2B - Ground Floor	3,562	331
1st Floor	301	28
<b>Total</b>	<b>3,863</b>	<b>359</b>
Car Parking Spaces	3	
2C - Ground Floor	4,133	384
1st Floor	880	82
<b>Total</b>	<b>5,013</b>	<b>466</b>
Car Parking Spaces	3	
2D - Ground Floor	5,274	490
1st Floor	880	82
<b>Total</b>	<b>6,154</b>	<b>572</b>
Car Parking Spaces	7	
2E - Ground Floor	5,888	547
1st Floor	1,060	98
<b>Total</b>	<b>6,948</b>	<b>645</b>
Car Parking Spaces	7	



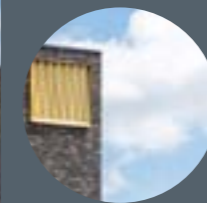
**DRIVE**



**WALK**



Connectivity is at the heart of Enfield. A network of travel systems to keep this community as a thriving industrial hub in North London.



Distances	miles
Meridian Water Station	0.9
A10 Cambridge Junction	1.9
Tottenham Hale Tube Station	1.9
Enfield Town Centre	3.5
M25 Junction 25	5.1
The City	9.6
London City Airport	13.2
West End	20.1
Heathrow Airport	24.5
Stansted Airport	27.9
Luton Airport	30

# Workstown

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WORKSTOWN.CO.UK

## Terms

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



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A development by



Misrepresentation Act 1967 - Whilst all the information in this brochure is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. March 2021

Designed by  
**HEKTA**