

Availability Schedule

Search Area: Enfield and Surrounds

Size: 5,000 – 50,000 sq. ft unit

Tenure: Leasehold

Q2 2021





Purpose:

Cushman & Wakefield have been instructed by HBD on behalf of LBE to review the market for potential relocation of those impacted by the regeneration of Montagu Industrial Estate.

LBE Economic Officers:

Sandra Taylor

Economic Development Officer

T: 0208 132 1949 |M:07815 652 510 |E: sandra.taylor@enfield.gov.uk

Economic Development | Place | Civic Centre, Silver Street, Enfield, EN1 3XA

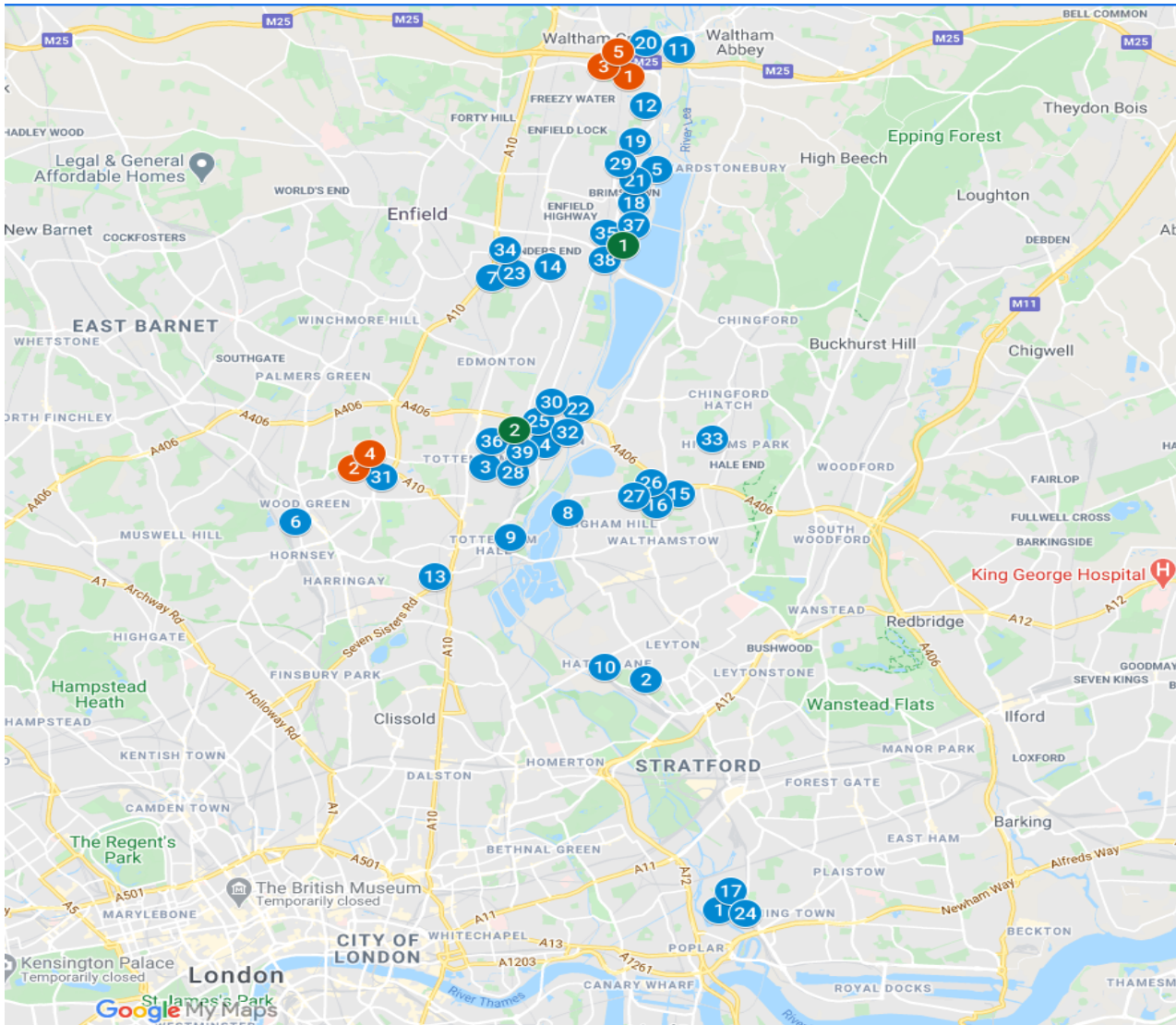


LBE Portfolio Opportunities

- John Wilkes House, Ponders End - 10,200 sq ft Grade B / two story vacant office building with potential for redevelopment. Site area of approximately 0.28 acres.
- Coming forward (Recently submitted to Hertsmere Call for Sites)
 - Land South of Barnet Road, Potters Bar (0.41 hc)
 - Land East of Southgate Road, Potters Bar (17.3 hc)

Other ideas under review, updates to be provided on a quarterly basis.

Map of Options



Existing



AVAILABILITY SCHEDULE: 5,000 - 50,000 SQ FT

AREA: ENFIELD & SURROUNDS

EXISTING PROPERTIES

NO.	ADDRESS	AREA (SQ FT)	GRADE	TERMS	RENT (PSF)	RENT (PA)	COMMENTS:
1	Unit 4C Crescent Court Business Centre Canning Town London E16 4TG	5,216	A (Refurbished)	New FRI Lease	£26.50	£138,224	Eaves: 7m Loading doors: 1 level access door Offices: Ancillary offices External: Loading bay to the front Rateable value: £48,250 Other Comments: Secure site
2	Unit 8 Orient Industrial Park Simonds Road Leyton London E10 7DE	5,531	A (Refurbished)	New FRI Lease	£20.00	£110,620	Eaves: 5.8m Loading doors: 1 roller shutter door Offices: 850 sq. ft External: Loading / parking bay to the front Rateable value: £67,500 Other Comments: Terms agreed close to being under offer
3	Unit A4 Brantwood Road Industrial Estate Tottenham N17 0DX	6,070	B (Secondhand)	New FRI Lease	£17.50	£106,225	Eaves: 5.7m Loading doors: 1 roller shutter door Offices: 685 sq. ft External: 5 car parking spaces Rateable value: £44,750 Other Comments: To be refurbished. Under offer
4	Unit 3 View 406 Advent Way Edmonton London N18 3AF	6,259	A (Refurbished)	New FRI Lease	£18.00	£112,662	Eaves: 8.2m Loading doors: 1 level access door Offices: TBC External: Loading bay to the front Rateable value: £78,500 Other Comments: Due to be refurbished
5	Unit 90 The Grid Enfield Lockfield Avenue Enfield EN3 7PX	6,521	A (Speculative)	New FRI Lease	£14.25	£92,924.00	Eaves: 8.4m Loading doors: 1 level access door Offices: 1,243 sq. ft External: Loading bay to the front / demised car parking Rateable value: TBC, new development Other Comments: Units 92, 94, 96 and 98 are also available with a similar spec, however are under offer.

6	Unit 3 Bittern Place Wood Green N22 6TP	6,600	A(Speculative)	New FRI Lease	£15.00	£99,000.00	Eaves: 5.8m Loading doors: Roller shutter loading door Offices: First floor offices of 1,149 sq ft External: 6 parking spaces Rateable value: TBC Other Comments: Available until December 2024, subject to redevelopment.
7	Unit 6 Great Cambridge Industrial Estate Enfield EN1 1SH	7,183	A (Refurbished)	New FRI Lease	£17.50	£125,703	Eaves: 5.7m Loading doors: 1 level access door Offices: 1,608 sq. ft External: 8 car parking spaces Rateable value: N/A Other Comments: CCTV and 24 hour manned gatehouse. Unit 6 is also available at a similar spec. Available however strong interest on both.
8	Unit 10 Lockwood Way Walthamstow London E17 5RB	7,650	B (Secondhand)	New FRI Lease	TBC	TBC	Eaves: TBC Loading doors: Loading door Offices: 1,105 sq ft External: Allocated yard and parking Rateable value: £120,000 Other Comments: Under offer. Unit 6 of 7.920 sq ft is also available at a similar spec and is similarly under offer.
9	Unit 19 Lockwood Industrial Park Mill Mead Road Tottenham N17 9QP	7,685	B (Secondhand)	New FRI Lease	£17.50	£134,488	Eaves: 6.06m Loading doors: 1 level access door Offices: 2,795 sq. ft External: Loading bay / car parking to the front Rateable value: £61,000 Other Comments: N/A
10	Unit 5 Golden Business Park Orient Way Leyton London E10 7FE	7,842	B (Secondhand)	Assignment / Sublease OR New lease direct from LL	£8.93	£70,000	Eaves: 8m Loading doors: 1 level access door Offices: 2,635 sq. ft External: Loading / parking to the front Rateable value: £60,500 Other Comments: Lease expires 6th March 2026, rent review on 7th March 2021

11	Unit 5 45 Lea Road Waltham Abbey EN9 1AJ	8,573	B (Secondhand)	Freehold or New FRI lease	£1.3 million/ £8.50	£72,871	Eaves: 6.72m Loading doors: Loading door Offices: Ground floor offices of 1,279 sq ft and first floor offices of 1,279 sq ft External: Small car park at the rear and a small gated yard for loading Rateable value: TBA Other Comments: Under offer on a Freehold basis, likely to fall through. Landlord would prefer freehold sale.
12	Unit 4 Dundee Way Enfield EN3 7SX	10,005	A (Refurbished)	New FRI Lease	£14.50	£145,073	Eaves: 7.0m Loading doors: 1 electric roller shutter door Offices: Includes ancillary offices External: Car parking Rateable value: TBC Other Comments: To be refurbished (available Q3 2021)
13	The High Cross Centre Fountayne Road Tottenham N15	10,200	B(Secondhand)	New FRI Lease	£14.71	£150,000	Eaves: 5m Loading doors: Full height loading door Offices: 1st floor offices of 2,357 sq ft External: Car parking for 7 cars and separate loading area. Rateable value: £61,000 Other Comments:
14	John Wilkes House 79 High Street Ponders End EN3 4EN	10,200	B(Secondhand)	Freehold	TBC	TBC	Other Comments: Two storey vacant office building comprising floor space c.10,200 GEA. Potential for residential conversion/ redevelopment and other uses subject to obtaining necessary consents. Site area approximately 0.28 acres. Includes nearby vacant car park on Orchard Road with a site area approximately 0.09 acres.
15	Unit 14 Waltham Park Way Walthamstow London E17 5DU	11,305	A (Refurbished)	New FRI Lease	£18.50	£209,142.50	Eaves: 6.1m Loading doors: 1 level access door Offices: 1,100 sq. ft External: Allocated car parking Rateable value: £103,000 Other Comments: N/A

16	14 Waltham Park Way Billet Road, London E17 5DU	11,887	B (Secondhand)	New FRI Lease	£16.50	£196,136	Eaves: 6.1m Loading doors: 1 level access door Offices: 1,100 sq. ft External: Dedicated yard with availability to secure Rateable value: £103,000 Other Comments: To be fully refurbished
17	Units 1 - 4 Galaxy Crescent Court Business Centre Canning Town London E16 4TG	12,890	A (Speculative)	New FRI Lease	£30.00	£386,700	Eaves: 7m Loading doors: 4 level access doors Offices: 3,659 sq. ft External: 15m yard depth, 8 car parking spaces Rateable value: £139,000 Other Comments: Secure gated site. Units 1 & 2 are under offer, likely to be under offer on 3 & 4 soon.
18	Unit 100 - 102 The Grid Lockfield Avenue Enfield EN3 7PX	14,198	A (Refurbished)	Assignment / Sublease OR New lease direct from LL	£15.00	£212,970	Eaves: 8.4m Loading doors: 2 level access doors Offices: 2,465 sq. ft External: Self-contained secure yard area to the front, 23 car parking spaces Rateable value: TBC Other Comments: Available by way of sub-lease or assignment, alternatively a new lease may be agreed directly with the landlord
19	Unit 9 The Arena Mollison Avenue Enfield EN3 7NL	14,238	A (Refurbished)	New FRI Lease	£13.95	£198,620	Eaves: 6.5m Loading doors: 2 level access doors Offices: 1,418 sq. ft External: Loading forecourt, 13 car parking spaces Rateable value: TBC, new development Other Comments: N/A
20	Unit B Brook Road Waltham Cross EN8 7LR	14,344	A(Refurbished)	New FRI Lease	£7.18	£103,000	Eaves: TBC Loading doors: Loading door Offices: First floor offices of 2,580 sq ft External: TBC Rateable value: TBC Other Comments:

21	Unit 104 The Grid Lockfield Avenue Enfield EN3 7PX	15,016	A (Refurbished)	Assignment / Sublease OR New lease direct from LL	£14.00	£210,224	Eaves: 6.4m Loading doors: 2 level access doors Offices: 2,476 sq. ft External: Loading yard area to the front, 21 car parking spaces Rateable value: TBC, new development to be assessed Other Comments: Available by way of sub-lease or assignment, alternatively a new lease may be agreed direct with the landlord. Unit 1 is also available on the same estate at 24,543 sq. ft by sub-lease, assignment or new lease
22	Units 7 - 9 Edmonton Trade Park Advent Way Edmonton N18 3AF	15,416	A (Refurbished)	New FRI Lease	£17.50	£269,780	Eaves: 6m Loading doors: 3 level access doors Offices: c.2,300 sq. ft External: Covered loading bay to the front Rateable value: TBC Other Comments: CCTV on site
23	Unit 2 Great Cambridge Industrial Estate Lincoln Road Enfield EN1 1SH	16,105	A (Refurbished)	New FRI Lease	£16.50	£265,733	Eaves: 5.6m Loading doors: 2 level access doors Offices: 2,882 sq. ft External: 14 car parking spaces Rateable value: £137,000 Other Comments: 24 hour manned gatehouse and CCTV. Available from May, to be refurbished and reconfigured.
24	Unit 9 101 Stephenson Street London E16 4SA	16,980	A (Refurbished)	Assignment / Sublease OR New lease direct from LL	£24.00	£407,520	Eaves: 8m Loading doors: 2 level access doors Offices: 1,851 sq. ft External: There is a loading area to the front of the property together with an area for staff/visitor parking Rateable value: £231,000 Other Comments: The property includes a mezzanine floor of 14,203 sq. ft and a separate personnel entrance. The property is held on a lease which expires on the 20th October 2025
25	Unit 1 New Park Industrial Estate Kenninghall Road Edmonton London N18 2PD	17,990	B (Secondhand)	New FRI Lease	£10.00	£179,900	Eaves: 4.77m Loading doors: 1 level access door Offices: N/A External: Loading bay / parking to the front Rateable value: TBC Other Comments: N/A

26	Unit 1 Waltham Park Way Billet Road, London E17 5DU	24,853	A (Refurbished)	New FRI Lease	£17.50	£434,928	Eaves: 6.5m Loading doors: 4 level access doors Offices: 3,067 sq. ft External: Dedicated yard can be secured on a secure estate and 41 car parking spaces Rateable value: £212,000 Other Comments:
27	Unit 1 Waltham Park Way Walthamstow E17 5DU	24,853	A (Refurbished)	New FRI Lease	£17.50	£434,928	Eaves: 6.5m Loading doors: 4 level access doors Offices: 3,067 sq. ft External: Dedicated yard (can be secured), 41 car parking spaces Rateable value: £212,000 Other Comments: Secure estate
28	Units H1 - H3 Mowlem Trading Estate Leeside Road London N17 0QG	25,626	A (Speculative)	New FRI Lease	£18.50	£474,081	Eaves: 5.7m Loading doors: 3 level access doors Offices: 2,571 sq. ft External: Potential to secure yard, parking to the front of the yard Rateable value: TBC, new development to be assessed Other Comments: Three individual units which can be combined to make 25,000 sq. ft
29	1131 Mollison Avenue Enfield Greater London EN3 7NE	26,256	B (Secondhand)	New FRI Lease	£15.00	£393,840	Eaves: 5.2m Loading doors: 2 level access doors Offices: Available within unit External: 1.35 acre site area Rateable value: £107,000 Other Comments: N/A
30	Unit 1 Edmonton Industrial Park Nobel Road Edmonton N18 3BH	27,317	A (Refurbished)	New FRI Lease	£13.50	£368,780	Eaves: 5.4m Loading doors: 2 level access doors Offices: N/A External: Secure yard area Rateable value: TBC, to be reassessed due to split Other Comments: N/A

31	Unit 3/4/5a White Hart Works White Hart Lane N17 7BF	31,633	A (Speculative)	New FRI Lease	£17.00	£537,761	Eaves: 7.0m Loading doors: 3 level loading doors Offices: TBC External: Secure yard Rateable value: TBC Other Comments: To be fully refurbished PC Q4 2021
32	Former Mothercare 1 Ravenside Retail Park Ravenside Close N18 3HA	35,000	B (Secondhand)	New FRI Lease	£21.00	£735,000	Eaves: 6m Loading doors: 4 level access doors Offices: Ancillary offices available External: 50m yard depth, secure yard Rateable value: £605,000 (due to retail valuation) Other Comments: To be refurbished
33	Unit 15 / 16 Highams Park Industrial Estate Hickman Avenue Highams Park London E4 9JG	37,416	B (Secondhand)	New FRI Lease	£15.00	£561,240	Eaves: 7.3m Loading doors: 4 level access doors Offices: 2,796 sq. ft External: Secure yard and car parking Rateable value: TBC, to be re-assessed following refurbishment Other Comments: Available from Q1 2021, currently being refurbished
34	Units 3 - 4 Martinbridge Trade Park Lincoln Road Enfield EN1 1SP	38,507	A (Refurbished)	New FRI Lease	£16.50	£635,366	Eaves: 7.45m Loading doors: 7 level access doors Offices: 3,461 sq. ft External: 21 car parking spaces Rateable value: TBC, new development to be assessed Other Comments: 24 hour access, ability to split into 2 units. Has been comprehensively refurbished
35	Unit 1 Midpoint Enfield 54 Jeffrey's Road Enfield London EN3 7UA	44,876	A (Speculative)	New FRI Lease	£15.50	£695,578	Eaves: 10m Loading doors: 2 level access doors Offices: 3,901 sq. ft plus additional 3,901 sq. ft mezzanine External: 28m yard depth Rateable value: TBC, new development to be assessed Other Comments: Unit 2 is also available at 22,000 sq. ft at £15.00. Under offer

36	Meridian Point Brantwood Industrial Estate Tottenham London N17 0DX	48,616	A (Refurbished)	New FRI Lease	£15.00	£729,240	Eaves: 7m Loading doors: 5 level access doors Offices: 3,988 sq. ft External: Potential for secure yard Rateable value: £238,000 Other Comments: 24/7 access. Under Offer
37	Unit 2 Segro Park Enfield EN3 7SS	49,171	A (Speculative)	New FRI Lease	£14.95	£735,106	Eaves: 12 m Loading doors: 5 level access doors Offices: 6,315 sq. ft External: Yard of up to 62m depth and 38 car parking spaces Rateable value: TBC Other Comments: Property includes first floor offices and reception of 1,403 sq. ft. The unit is currently under offer.
38	Unit 2 Enfield Distribution Park Mollison Avenue Enfield EN3 7SR	50,293	A (Refurbished)	New FRI Lease	£15.00	£754,395	Eaves: 10 m Loading doors: 12 level access doors Offices: 6,183 sq. ft External: The unit is located in a secure fenced gated compound and demised car parking is provided to the south of the building Rateable value: £392,500 Other Comments: Property includes two storey offices and large chiller & cold stores.
39	Tottenham Urban Logistics Willoughby Lane N17 0RU	up to 60,000	A (Speculative)	New FRI Lease	TBC	TBC	Eaves: TBC Loading doors: TBC Offices: TBC External: The site extends to approximately 0.94 hectares (2.3 acres) Rateable value: TBC Other Comments: Site acquired by Paloma for redevelopment of up to 60,000 sq ft of industrial/logistics space. Paloma working up a planning application at present.

Under Construction



AVAILABILITY SCHEDULE: 5,000 - 50,000 SQ FT

AREA: ENFIELD & SURROUNDS

UNDER CONSTRUCTION PROPERTIES

NO.	ADDRESS	AREA (SQ FT)	GRADE	TERMS	RENT (PSF)	RENT (PA)	COMMENTS:
1	Unit D1 - D3 Waltham X Waltham Cross EN8 7LX	5,328 - 8,740	A (Speculative)	New FRI Lease	£17.50	Variable	Completion Date: Q1 2021 Eaves: 8m Loading doors: 1 level access door Offices: 753 sq ft - 936 sq ft External: 14.3m yard depth, 8/9 car parking spaces Other Comments: Unit D1 4,575 sq ft, Unit D2 6,297 sq ft, Unit D3 7,804 sq ft
2	Segro Park Tottenham White Hart Lane London N17 7RP	6,815 - 50,050	A (Speculative)	New FRI Lease	£20.00 - £22.00	£122,670 - 900,900	Completion Date: Q1 2022 Eaves: 9m - 10m Loading doors: 1 - 2 level access doors per unit Offices: c.25% office content External: Demised car parking spaces Other Comments: CCTV and 24/7 estate security. 8 speculative units that vary in size between 6,815 – 50,050 sq ft
3	Unit C Waltham X Waltham Cross EN8 7LX	23,197	A (Speculative)	New FRI Lease	£16.50	£382,751	Completion Date: Q1 2021 Eaves: 10m Loading doors: 2 level access doors Offices: 2,691 sq. ft External: 36.5m yard depth, 25 car parking spaces Other Comments: N/A
4	Unit 2 White Hart Works White Hart Lane N17 7BF	31,633	A (Speculative)	New FRI Lease	£17.50	£553,578	Completion Date: October 2021 Eaves: 7.0m Loading doors: 3 level loading doors Offices: Ground floor and first floor offices of 7,704 sq ft External: Two secure concrete yards and car parking available Other Comments: Building to be redeveloped with improved specification.
5	Unit A Waltham X Waltham Cross EN8 7LX	38,489	A (Speculative)	New FRI Lease	£15.00	£577,335	Completion Date: Q1 2021 Eaves: 12m Loading doors: 3 level access doors Offices: 3,638 sq. ft External: 31.5m yard depth, 41 car parking spaces Other Comments:

Design & Build



AVAILABILITY SCHEDULE: 5,000 - 50,000 SQ FT

AREA: ENFIELD & SURROUNDS

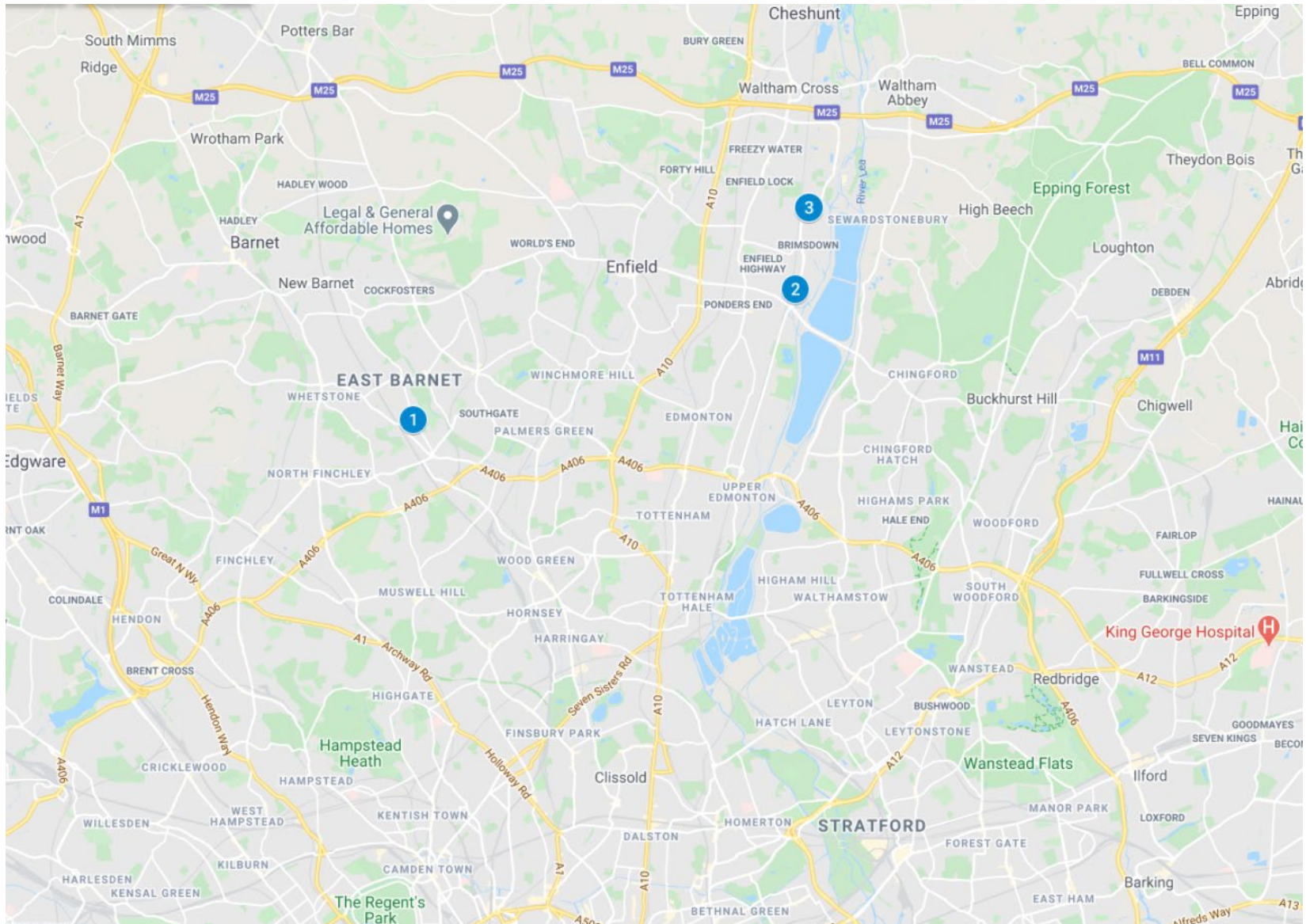
DESIGN AND BUILD PROPERTIES

NO.	ADDRESS	AREA (SQ FT)	GRADE	TERMS	RENT (PSF)	RENT (PA)		COMMENTS:
1	Urban 51 Enfield Distribution Park Jefrey's Road London EN3 7SR	24,298 - 84,805	A (Speculative)	New FRI Lease	£15.50	Variable	Completion Date: Eaves: Loading doors: Offices: External:	Q2 2022 12m 3 loading doors and 2 level access doors Secure self- contained yard Car parking available Other Comments: 6,290 sq ft offices. Available as a pre-let.
2	Tottenham Urban Logistics Willoughby Lane N17 0RU	up to 60,000	A (Speculative)	New FRI Lease	TBC	TBC	Completion Date: Eaves: Loading doors: Offices: External: Rateable value:	TBC TBC TBC The site extends to approximately 0.94 hectares (2.3 acres) TBC TBC Site acquired by Paloma for redevelopment of up to 60,000 sq ft of industrial/logistics space. Paloma working up a planning application at present.

Other Freehold Opportunities



Map of Options



AVAILABILITY SCHEDULE: 5,000 - 50,000 SQ FT

AREA: ENFIELD & SURROUNDS

FREEHOLD PROPERTIES

NO.	ADDRESS	AREA (SQ FT)	GRADE	TERMS	GUIDE PRICE	GUIDE RENT	COMMENTS:
1	115a Brunswick Park Road New Southgate London N11 1EA	6,219- 12,944	A (Speculative)	Freehold for sale with vacant possession	TBC	TBC	<p>Eaves: TBC</p> <p>Loading doors: Roller shutter loading doors</p> <p>Offices: Ancillary offices</p> <p>External: TBC</p> <p>Rateable value: TBC</p> <p>Other Comments: The property comprises a two-storey mixed use building, with a workshop / warehouse on the ground floor and a dance studio on the second floor. Additionally, the property is available to let at £20psf.</p>
2	Unit 4 30 Aden Road Brimsdown Enfield EN3 7SY	8,168	B (Secondhand)	Freehold for sale with vacant possession	£180.58	£1,475,000	<p>Eaves: 6.55m</p> <p>Loading doors: Single electronically operated loading door</p> <p>Offices: The first floor and mezzanine level contain a number of high quality offices</p> <p>External: The forecourt yard is secured with palisade fencing and provides loading access & parking</p> <p>Rateable value: £32,500</p> <p>Other Comments:</p>
3	25 Mollison Avenue Enfield EN3 7NT	19,324	A (Speculative)	Freehold for sale with vacant possession	TBC	TBC	<p>Eaves: 5m</p> <p>Loading doors: 2 surface loading doors</p> <p>Offices: First floor and second floor offices providing 3,556 sq ft of office accommodation</p> <p>External: Self-contained, secure yard</p> <p>Rateable value: £93,500</p> <p>Other Comments: May be available to let</p>

