

**TO LET/MAY SELL**



**EDGE ENFIELD**  
BAIRD ROAD, ENFIELD, EN1 1TT

BE AT THE **LEADING EDGE** OF LOGISTICS

**54,492 SQ FT** WAREHOUSE /  
LOGISTICS UNIT

**NET ZERO READY**

2.5 MILES TO **J25 M25**

**READY TO OCCUPY**

NOW WITH  
**1MVA**  
POWER

To Let  
**54,492 sq ft**  
edgeenfield.co.uk

DTRE  
020 755 4455  
edgeenfield.co.uk



Edge Enfield sets a new standard for sustainable logistics accommodation, offering 54,492 sq ft of the highest specification space in a thriving business location with access to a wide variety of local amenities.

J25 M25

Turkey Street station



David Lloyd Gym

Enfield Playing Fields

Nando's

Aldi

Enfield Retail Park

CCF Enfield

Westmill Foods

McDonald's

Sainsbury's

Virtus

Selco

KFC

Colosseum Retail Park

DHL

Cineworld

Pure Gym

Travis Perkins

A10

Morrisons

Waitrose

Southbury station



De Mandeville Retail Park

Crown Worldwide Group

11.9 MILES TO CITY OF LONDON

Martinbridge Trade Park





# BUILT TO THE HIGHEST STANDARDS OF SUSTAINABILITY

Edge Enfield has achieved an EPC A+ rating and BREEAM 'Excellent'. The unit has been delivered as Net Zero Ready with the capacity for occupiers to be Net Zero in Operation.

Up to 127kWh of additional power can be generated through solar PV array. Infrastructure is in place for 100% EV parking spaces and a green roof is also included to help lower a tenant's carbon footprint.



EPC A+



BREEAM EXCELLENT



DELIVERED AS NET ZERO READY



NET ZERO CARBON IN CONSTRUCTION



SOLAR PV ARRAY UP TO 127KWH



6 EV SPACES INSTALLED WITH INFRASTRUCTURE FOR 100%



GREEN ROOF

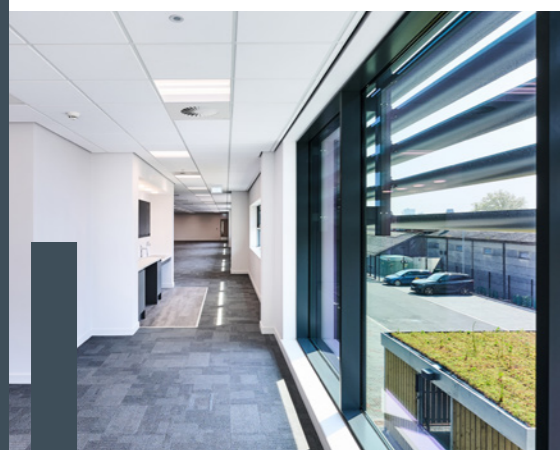


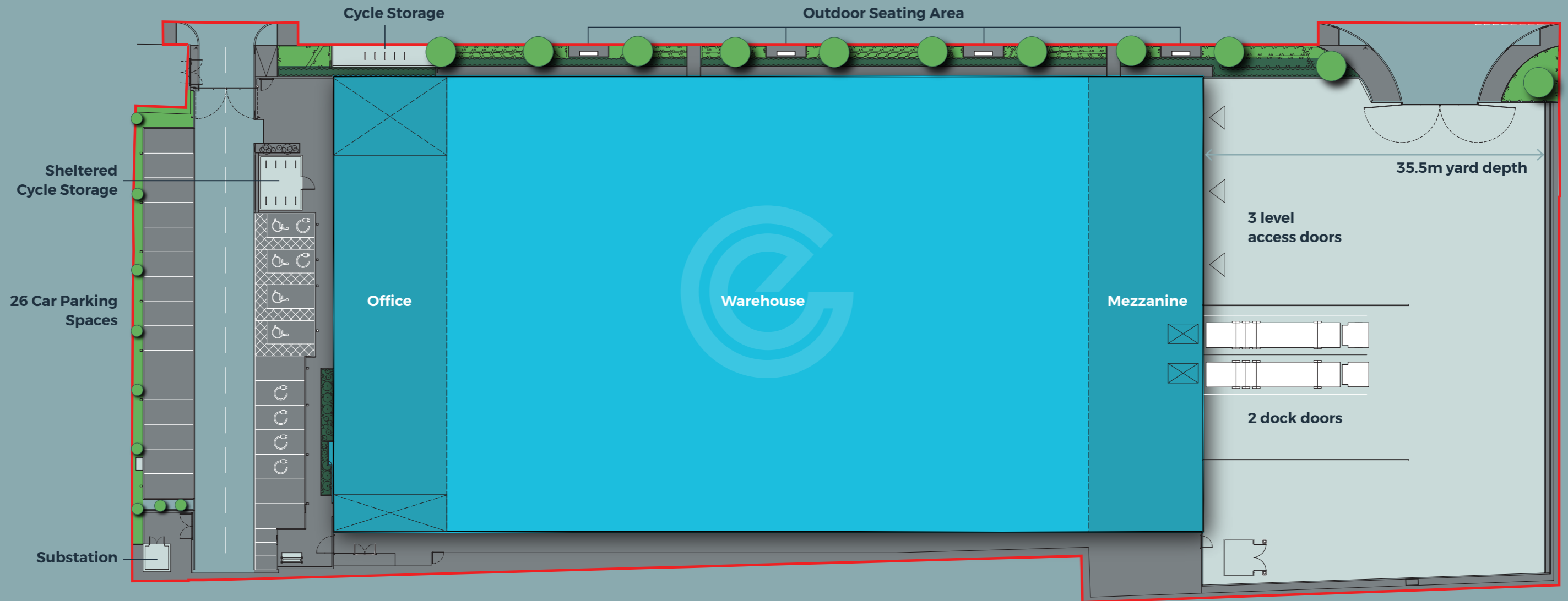
OUTSIDE SEATING AND BREAKOUT SPACES



### NET ZERO TERMINOLOGY

We use UKGBC definitions of Net Zero terms. For more information, please visit [edgeenfield.co.uk/#sustainability](https://edgeenfield.co.uk/#sustainability)





## A LEADING EDGE SPECIFICATION

**EDGE** Schedule of accommodation (GEA)

	sq ft	sq m
Warehouse Area	42,332	3,932.8
Ground Floor Reception / Core	1,308	121.5
First Floor Office	5,294	491.8
Mezzanine	5,558	516.4
<b>Total</b>	<b>54,492</b>	<b>5,062.5</b>



1MVA POWER



SECURE  
35.5M YARD



3 LEVEL ACCESS  
DOORS



2 DOCK LOADING  
DOORS



26 CAR PARKING  
SPACES



6 EV SPACES  
INSTALLED WITH  
INFRASTRUCTURE  
FOR 100%



12M HAUNCH  
HEIGHT



50KN/M2  
SLAB LOADING

# SUSTAINABLE FUTURES 2030 AND BEYOND

IM Properties' Sustainable Futures framework sets out our ambitions to 2030 and beyond, based around three central themes of People, Place and Planet.

As the developer, we pledge that sustainability will be at the heart of how we work over the next decades and Edge Enfield has been built with this at the forefront. The unit is Net Zero Ready with the capacity for occupiers to be Net Zero in Operation, BREEAM 'Excellent' and EPC A+.

For more information on Sustainable Futures visit [improperties.co.uk/sustainablefutures](https://improperties.co.uk/sustainablefutures)



## IM PROPERTIES COMMUNITY FUND

We set up the IM Properties Community Fund to have a positive social value impact on the communities surrounding our developments. We have already donated to community groups through our funds at Mercia Park and Peddimore, who have used this funding to make a real difference in the local area. The fund will launch in Q1 2023 and will be administered by the Heart of England Community Foundation.

Examples of projects funded through our existing project specific funds:



**IN THE PINK:** £5,985 to help deliver a free eight-week Breast Cancer recovery programme



**CONEYBERRY MILLENNIUM GREEN TRUST:** £2,000 to improve and reinstate their community pond



**ORCHARD ALLOTMENT SOCIETY:** £4,000 to fund new sheds

# CONNECTIVITY

Edge Enfield is situated in a prime location for logistics just 0.2 miles from the A10 and 2.5 miles to J25 M25. There are 1.8 million households within a 30 minute drive, meaning a large potential customer and labour pool.

The site is well served by public transport, with Southbury Overground station a short walk from site and Ponders End (Greater Anglia) and Enfield Chase (Great Northern) both under 2 miles from site.

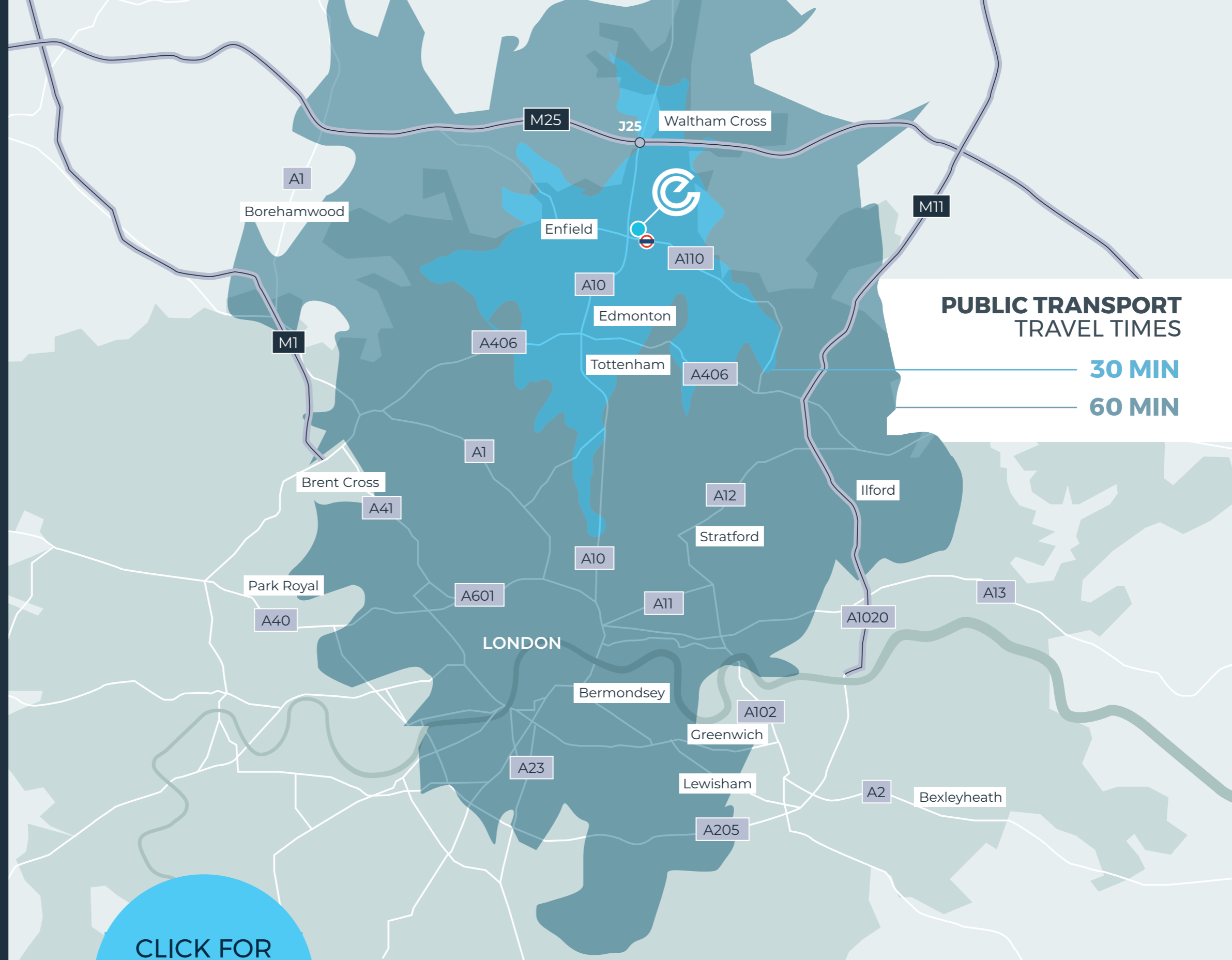
LOCATIONS	Miles	Drive time
Enfield	1.4	0:06
Waltham Cross	3.2	0:13
Tottenham	4.5	0:17
City of London	11.9	0:55
West End	12.2	0:59
Hemel Hempstead	23.4	0:33
Luton	31	0:40
Cambridge	42.9	1:08

AIRPORTS	Miles	Drive time
London City Airport	17	0:36
Stansted	27	0:37
Heathrow	39	0:46

RAIL STATIONS	Miles	Drive time
Southbury (Overground Line)	0.3	0:02
Ponders End (Greater Anglia)	1.3	0:08
Enfield Chase (Great Northern)	1.8	0:09

ROADS	Miles	Drive time
A10	0.2	0:02
J25 M25	2.5	0:08
A406 North Circular	3	0:10
J6 M11	10.2	0:17
J1 A1(M)	10.5	0:19

Source: Google maps



## PUBLIC TRANSPORT TRAVEL TIMES

30 MIN

60 MIN

CLICK FOR  
COMMUTE  
INFORMATION

£718

GROSS WEEKLY PAY  
COMPARED TO **£839**  
LONDON AVERAGE\*

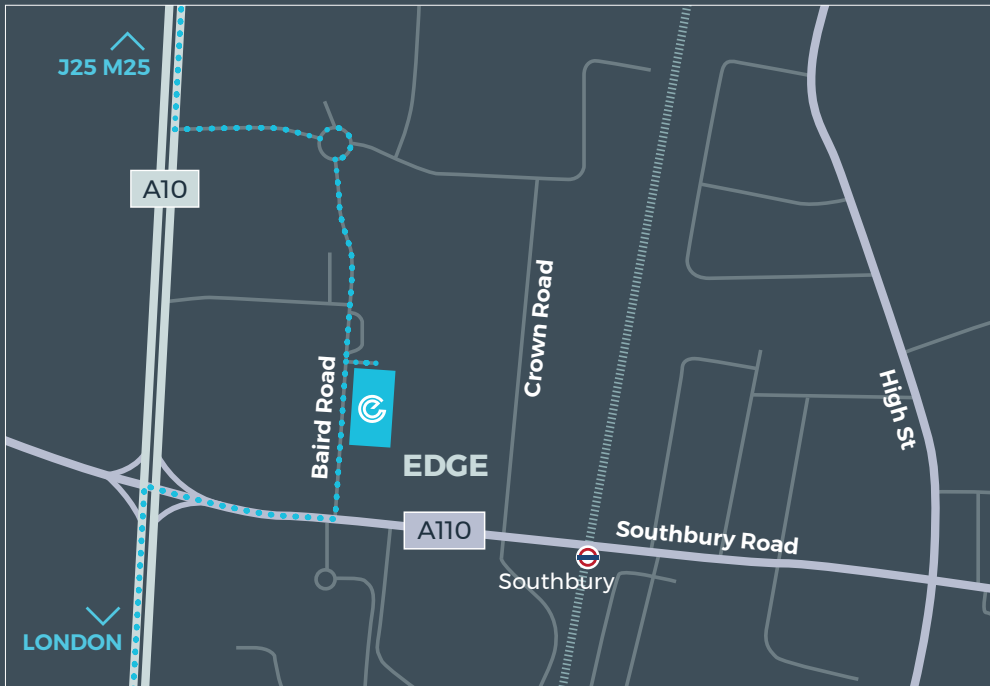
48.1%

OF ENFIELD POPULATION  
EDUCATED TO **RFQ4** AND  
ABOVE COMPARED TO  
**45.7% GB AVERAGE\***

2.99M

HOUSEHOLDS WITHIN A  
**30 MINUTE DRIVE†**

# THE **CONNECTED** LOCATION FOR LOGISTICS



WHAT3WORDS  
///PRIME.HELP.ENJOYABLE

BAIRD ROAD  
ENFIELD  
ENI 1TT



IM Properties are a market-leading privately owned property company, specialising in innovative, sustainable construction, and insightful investment, with a portfolio of award-winning projects.

We recently launched our Sustainable Futures framework, setting out ambitions to 2030 and beyond, based around three central themes of People, Place and Planet.

Aligning to these themes, Edge Enfield will be built to the highest standards of sustainability with employee wellbeing at the forefront.

To find out more visit: [improperties.co.uk](https://improperties.co.uk)

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