

# Unit 1b Midpoint Enfield

54 Jeffreys Road,  
Enfield EN3 7UA

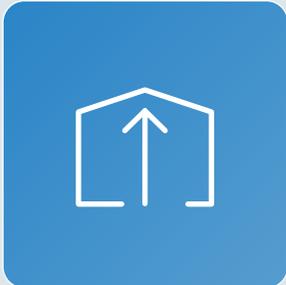
Modern Industrial Warehouse Unit  
Available to let | 22,459 sq ft



Last Unit Available

# Modern Industrial Warehouse Unit

22,459 sq ft



10 m eaves height



28 m deep secured  
yard area



Three-phase electricity

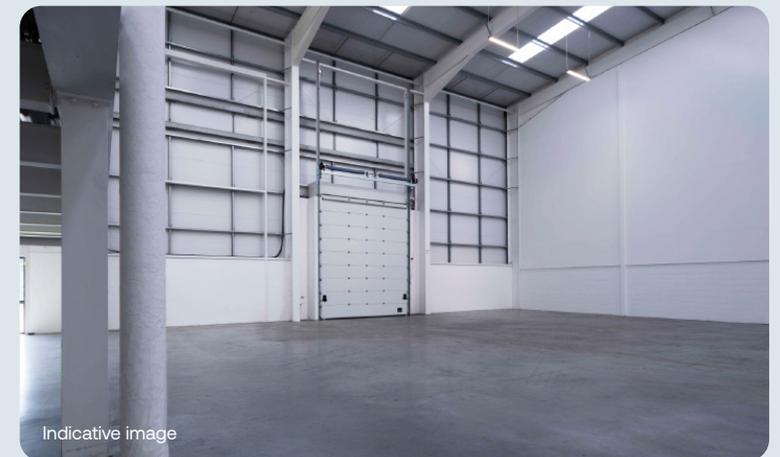


10% translucent  
roof panels



Self-contained yard

Midpoint is a high quality and flexible building suitable for manufacturing or logistics. Midpoint is constructed of a steel portal frame using the latest materials. This building has additional storage mezzanine and self-contained secure yard.



Indicative image

## Site plan & accommodation

Unit	Property Type	Area (Sq Ft)	Availability
Unit 1b	Warehouse	22,438	Immediately
<b>Total</b>	-	<b>22,438</b>	-





# Location



The development is located on Jeffreys Road which runs parallel with Mollison Avenue (A1055) connecting northwards to the A10/M25 (Junction 25) and southwards with the A406 (North Circular Road). Brimsdown Station is approximately half a mile to the north providing a frequent service to London Liverpool Street Station. The surrounding occupiers include Amazon, DHL, John Lewis, Tesco.com, EvRi Parcelnet and Sainsbury's.



Indicative image

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Book a viewing

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## Further information:

**EPC**  
The EPC rating is A(23)

**Terms**  
Terms upon application.

**VAT**  
VAT will be payable where  
applicable.

**Legal Costs**  
All parties will be responsible  
for their own legal costs  
incurred in the transaction.

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