

AYTAN PARK

MERIDIAN WATER A406

POSTCODE
N18 3HT

TO LET
NOW ON SITE
AVAILABLE Q4 2024

TWO HIGH QUALITY DETACHED
URBAN LOGISTICS/WAREHOUSE UNITS.
26,662 AND 26,855 SQ FT



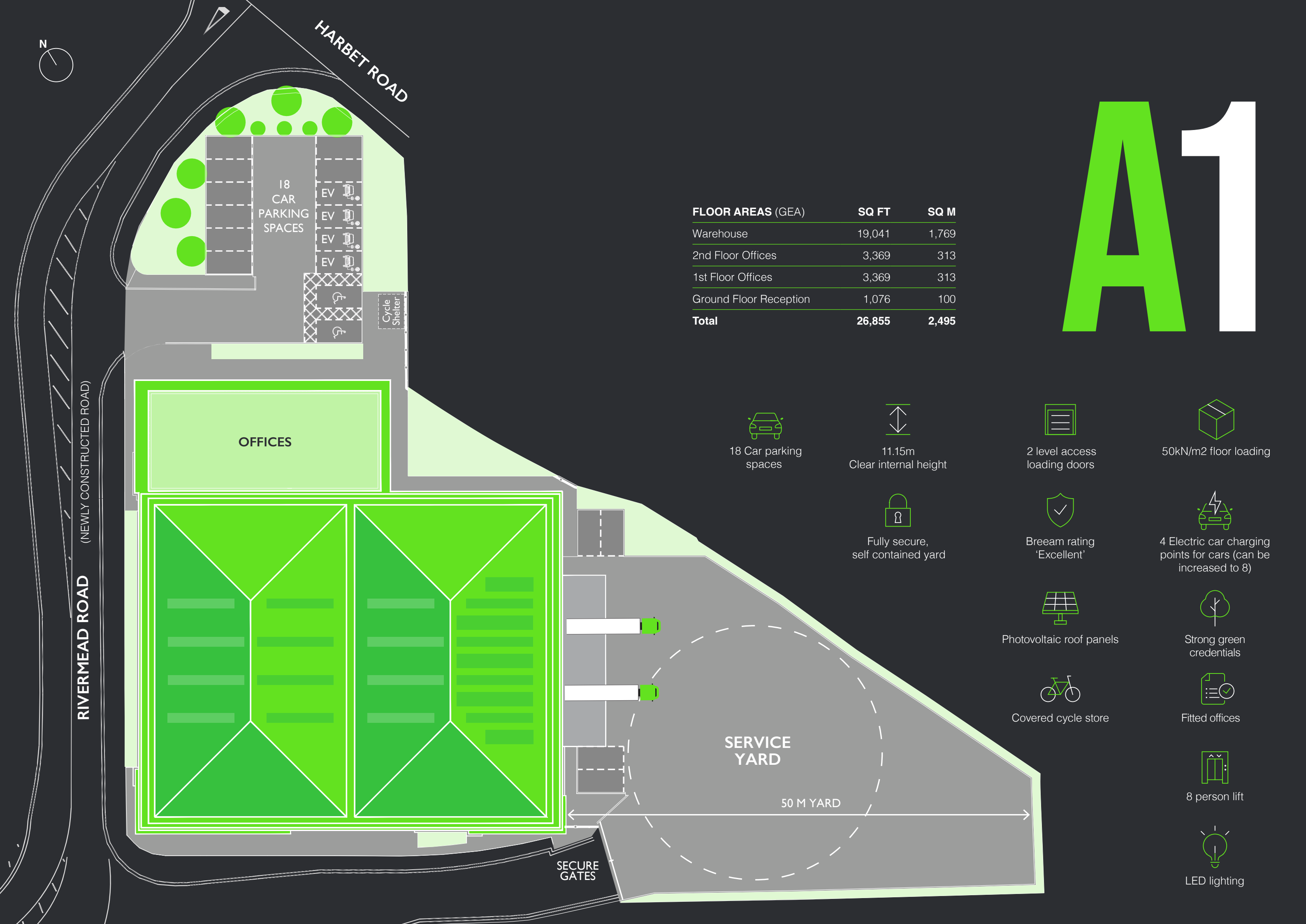
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**HARBET ROAD
EDMONTON
LONDON, N18 3HT**

AYTANPARK.COM





HARBET ROAD

RIVERMEAD ROAD (NEWLY CONSTRUCTED ROAD)

RIVERMEAD ROAD

18 CAR PARKING SPACES

EV
EV
EV
EV

Cycle Shelter

OFFICES

FLOOR AREAS (GEA)	SQ FT	SQ M
Warehouse	19,041	1,769
2nd Floor Offices	3,369	313
1st Floor Offices	3,369	313
Ground Floor Reception	1,076	100
Total	26,855	2,495

A1



18 Car parking spaces



11.15m
Clear internal height



2 level access
loading doors



50kN/m2 floor loading



Fully secure,
self contained yard



Breeam rating
'Excellent'



4 Electric car charging
points for cars (can be
increased to 8)



Photovoltaic roof panels



Strong green
credentials



Covered cycle store



Fitted offices



8 person lift



LED lighting

SERVICE YARD

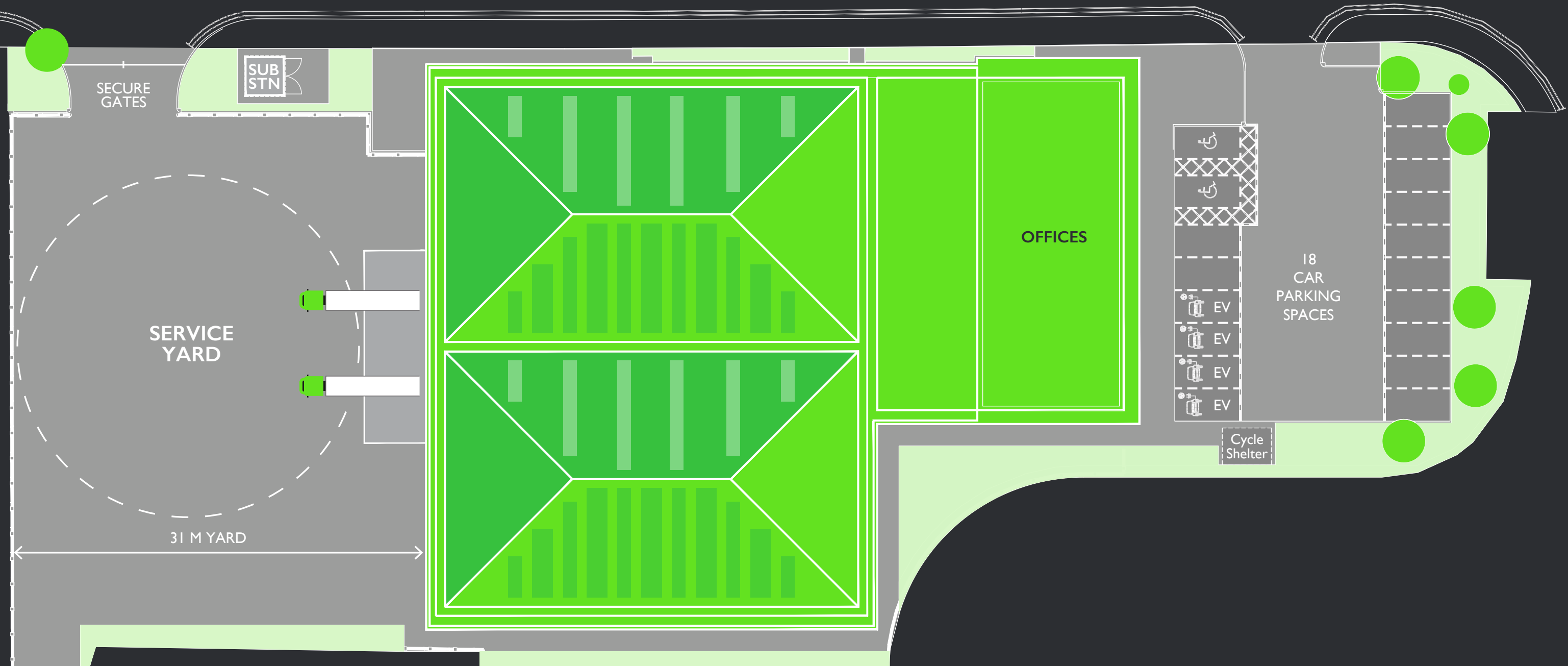
50 M YARD

SECURE GATES

(NEWLY CONSTRUCTED ROAD)

SILVERMERE DRIVE

(NEWLY CONSTRUCTED ROAD)



11.15m
Clear internal height



2 level access
loading doors



50 kN/m² floor loading



18 Car parking
spaces



Fully secure,
self contained yard



Breeam rating
'Excellent'



4 Electric car charging
points for cars (can be
increased to 8)



Photovoltaic roof
panels



Strong green
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Covered cycle store



Fitted offices



8 person lift



LED lighting

FLOOR AREAS (GEA)	SQ FT	SQ M
Warehouse	18,966	1,762
2nd Floor Offices	3,326	309
1st Floor Offices	3,326	309
Ground Floor Reception	1,044	97
Total	26,662	2,477

A2

IN GREAT COMPANY

LOCAL
OCCUPIERS



DRUMSHEDS

Troubadour

Premier Inn



halfords

COSTCO
WHOLESALE

DECATHLON

TOOLSTATION

TESCO

Coca-Cola

B&Q



TESLA

THE BIG
YELLOW
SELF
STORAGE
COMPANY

CENTRAL
LONDON
10 MILES

M11 J4
5.5 MILES

WHY AYTAN PARK?

Source: NOMIS Upper Edmonton Ward 2011 / CACI 2020

LOCAL RELEVANT LABOUR SUPPLY

OCCUPATION



26% of the local labour force are working in routine or elementary occupations.

ACCESS TO MARKETS



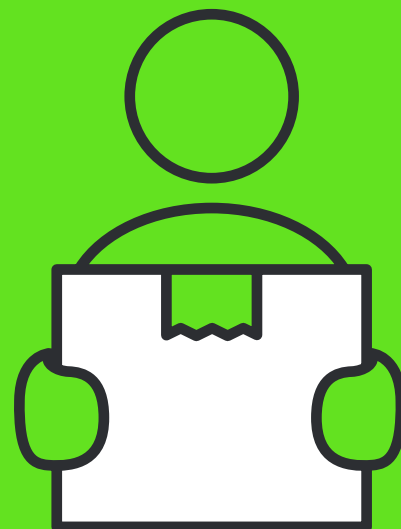
A household comparison goods spend of £16.1 billion is available within a 1 hour drive time of Edmonton. Over 25% of the entire UK population can be reached in under 2 hours, over 50% within 4 hours.

LABOUR PROFILE



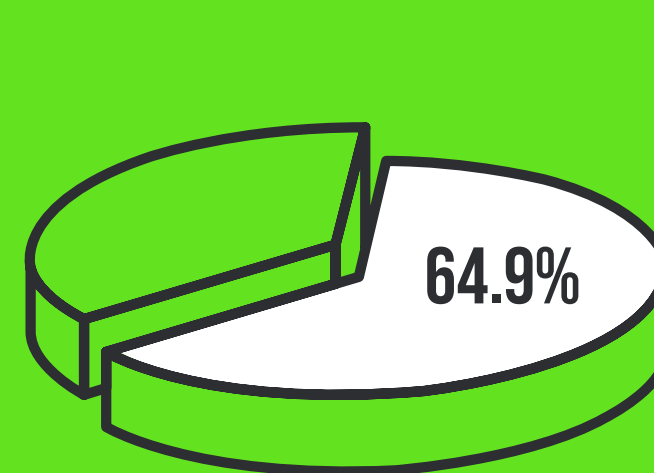
55% of the local community are educated up to level 2, which would suit more menial task related work.

INDUSTRY



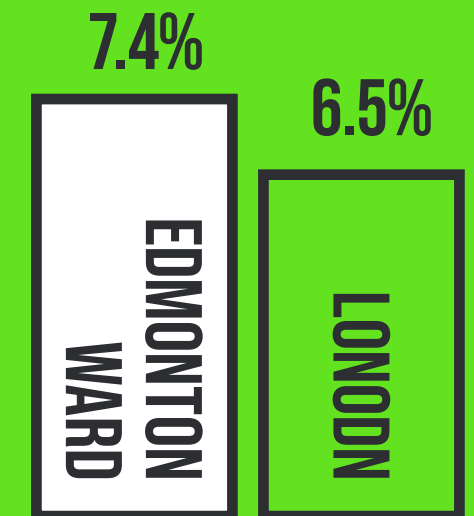
6.9% of the local labour force are already working in the transport and storage industry.

WORKING POPULATION



64.9% of the Upper Edmonton ward are of working age.

JOB SEEKERS



7.4% of the Upper Edmonton ward are unemployed, higher than the borough and London average.

Aytan Park Meridian Water is a brand new, exemplar and highly accessible warehouse / logistics development located off Harbet Road which connects directly to the A406 (North Circular Road). The M25 junction 25 is just 7 miles to the north providing easy access to the wider motorway network. The A10 is 2.5 miles to the west with good connections into the City of London to the south and Cambridge to the north.

Meridian Water Railway Station is under a mile away providing frequent services to London Liverpool Street, Tottenham Hale (Victoria Line) and Stratford.



DIRECT ACCESS

Direct access to the A406 (North Circular Road)
Average of 10,000 vehicle movements per hour.



INDUSTRIAL BASE

With easy access to the A406 and M25, plus London's airports and public transport networks, the area has attracted an enviable and diverse industrial base.



MERIDIAN WATER

Meridian Water Railway Station opened in 2019 and forms part of the major £6bn Meridian Water regeneration programme led by Enfield Council, bringing 10,000 homes and thousands of jobs to the area.

ALWAYS ON TIME

DISTANCES	MILES
A406	0.4
A10	2.6
M11 J4	5.5
Meridian Water station	1
M25 J25	7
Central London	10
London City Airport	12.4

AYTANPARK.COM

READY TO CONNECT READY TO DELIVER

Terms

Each unit will be available on new long term FRI leases.
Quoting terms available upon application.

All Enquiries

Further information is available from the joint agents.



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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their Client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

A DEVELOPMENT BY

AMC
REAL ESTATE

