



# UNIT 2D MARTINBRIDGE TRADE PARK

10,042 sq ft industrial / distribution / trade unit

Lincoln Road | Enfield | EN11SP | [uk.goodman.com](http://uk.goodman.com)

# Join an established trade park



Unit 2D at Martinbridge Trade Park offers customers an exceptional location benefitting from direct access to the A10/A406 and M25, and fast links to the M1/A1/M11 and Central London.

## Key benefits:



### Strategic location

0.2 miles from the A10, with fast access to the M25 (J25)



### Flexibility

Suitable for industrial / distribution / trade counter use



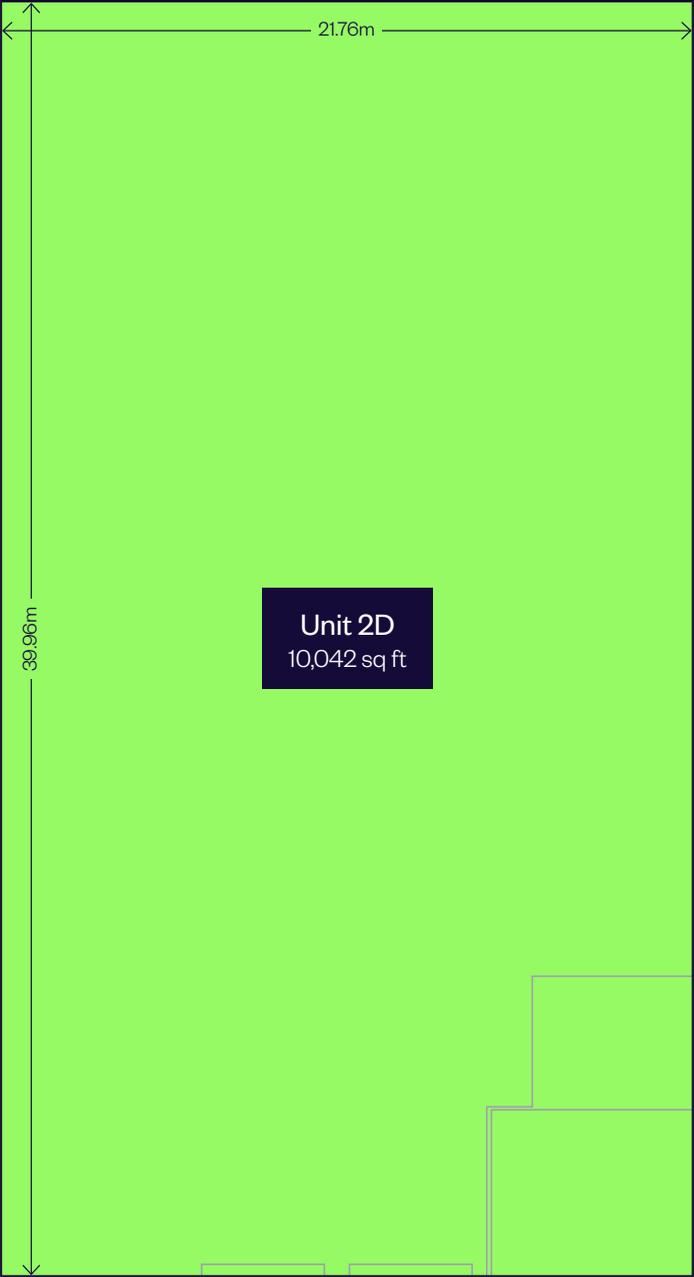
### Well-known, established estate

Join local occupiers including Magnet Kitchens, BMW, Big & Red Storage, Waitrose, Furniture Village and John Lewis

# 10,042 SQ FT

Suitable for B2/B8/E(g)(iii) use, the 10,042 sq ft unit includes the following features:

-  7m internal eaves height
-  2 loading doors
-  Dedicated yard area
-  Two-storey office accommodation, with WCs and fitted canteen area
-  8 dedicated car parking spaces
-  3-phase power
-  24hr access
-  EPC 'C' rating (65)



Unit 2D	sq ft	sq m
Warehouse	8,784	816
Ground floor reception/office	575	54
First floor office/canteen	682	63
<b>TOTAL</b>	<b>10,042</b>	<b>933</b>

2 loading doors



# ACCESSIBILITY



## ROAD

A10	0.2 miles
A406	2.6 miles
M25 (J25)	2.8 miles
M11 (J4)	8.6 miles
Central London	11 miles
West End	15 miles
M1 (J2)	15.4 miles
Canary Wharf	18.5 miles



## AIRPORTS AND PORTS

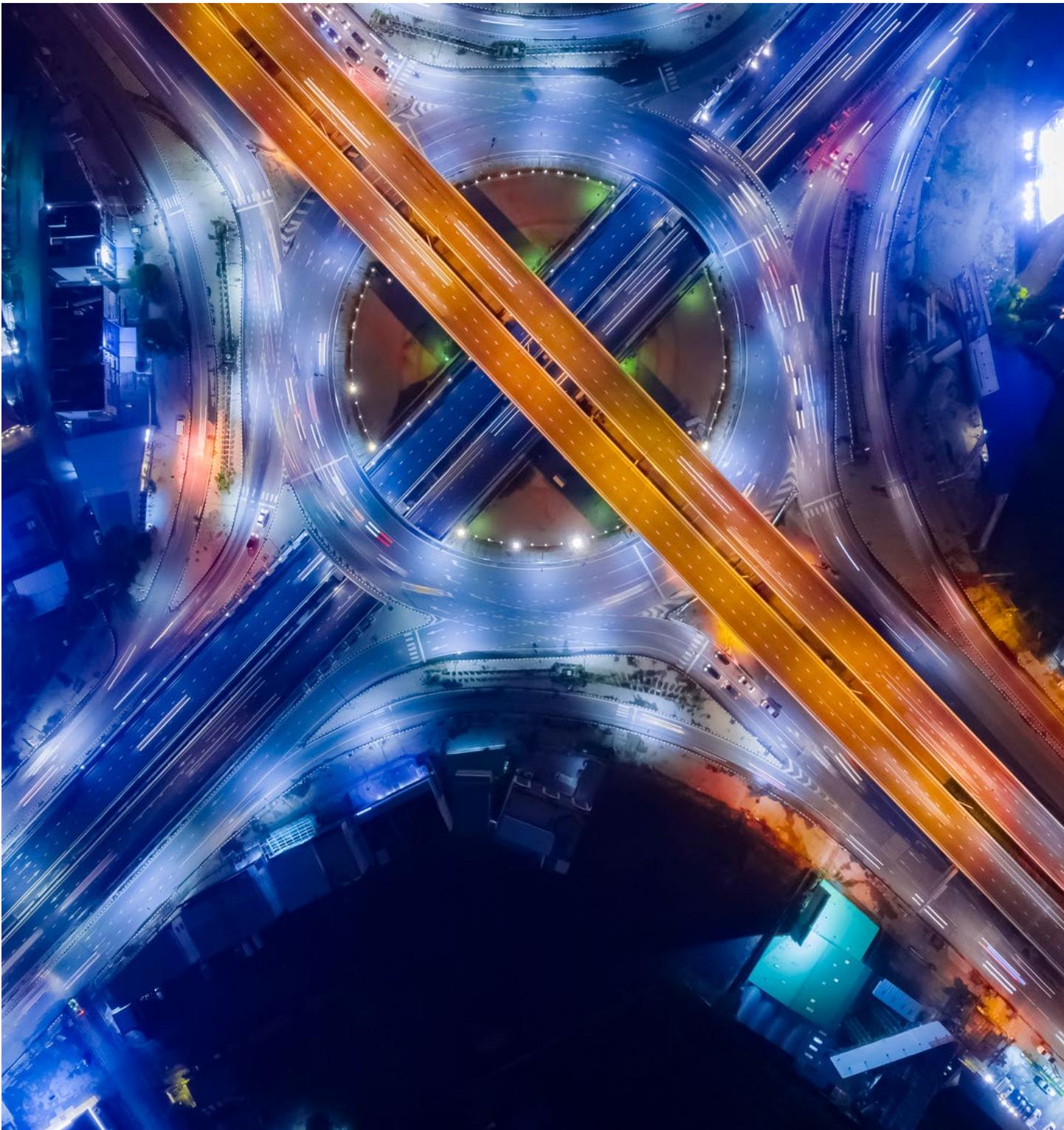
London City Airport	17 miles
London Stansted Airport	28 miles
Tilbury	31 miles
Luton Airport	33 miles
London Gateway	33 miles
Heathrow	43 miles
Felixstowe	84 miles
Southampton	102 miles



## RAIL

Southbury Station (London Overground) is a ten-minute walk from the property, while Enfield Chase Station is less than a 2-mile drive away.

Enfield → Moorgate	26 mins
Southbury → Liverpool Street	31 mins



# LOCATION



Martinbridge Trade Park is situated in a prominent position on Lincoln Road, which provides immediate access to the A10 (Great Cambridge Road), linking to the A406 and the M25.

The scheme is located within the London Borough of Enfield, a prime industrial location only 11 miles north of central London.

The estate is also served by exceptional public transport links. Southbury Station is only a ten-minute walk from the development, providing direct services to London Liverpool Street with a fastest journey time of 31 minutes.

## Local businesses:

WAITROSE  
& PARTNERS



Currys  
PC World



Furniture  
Village



SCREWFIX



halfords

# CONTACT US



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