CLAVERINGS
EDMONTON

BRAND NEW, HIGH-SPEC INDUSTRIAL & LOGISTICS SPACE FOR SALE

SEVEN UNITS RANGING FROM 11,302 to 69,944 SQ FT

PRACTICAL COMPLETION Q4 2026

Edmonton, Enfield
London N9 0AB
///clock.kind.vibes



CLAVERINGS-EDMONTON.CO.UK

DANESCROFT

FIERA REAL ESTATE

Welcome to a next-generation development, engineered for tomorrow.

INTRODUCTION

Welcome to Claverings – a new hub for industry and innovation in Edmonton, Enfield. Strategically located in North London, the site offers excellent access to London's transport network, a skilled local workforce and strong council support for economic growth.

Designed with modern facilities, sustainable features and flexible workspaces, Claverings is more than an industrial estate – it's a place where businesses thrive, people prosper and the community flourishes.

FEATURES ACROSS ALL UNITS

- Access to doorstep green amenity spaces
- EV charging points
- 50 kN/m2 floor loading
- Targeting BREEAM Outstanding and EPC A+
- First floor offices
- Generous yard depths (16.7-35m)
- Unrestricted access 24/7
- Clear height of 10-12m
- Ample car parking and cycle storage
- 1.23 MVA Power

Smartly planned spaces, for every business need.

THE UNITS

Designed to meet the demands of modern logistics, manufacturing, and distribution businesses, these units provide high-specification accommodation in a strategic location. With excellent access, generous yard space, and flexible layouts, this development presents an outstanding opportunity for businesses looking to expand or relocate to a well-connected industrial hub. Whether you require a single unit or multiple spaces, these premises are designed to support efficiency and growth.

UNIT 1

Area	GEA Sq M	GEA Sq Ft
Warehouse	1,140	12,271
FF Offices	446	4,801
Total	**1,586**	**17,072**
Clear Height		10m
Access Doors		2
Car Parking Spaces		7

UNIT 2

Area	GEA Sq M	GEA Sq Ft
Warehouse	1,220	13,132
FF Offices	229	2,465
Total	**1,449**	**15,597**
Clear Height		10m
Access Doors		2
Car Parking Spaces		6

UNIT 3

Area	GEA Sq M	GEA Sq Ft
Warehouse	2,552	27,470
FF Offices	314	3,380
Total	**2,866**	**30,850**
Clear Height		12m
Access Doors		3
Car Parking Spaces		14

UNIT 4

Area	GEA Sq M	GEA Sq Ft
Warehouse	1,712	18,428
FF Offices	237	2,551
Mezz. Deck	155	1,668
Total	**2,104**	**22,647**
Clear Height		10m
Access Doors		2
Car Parking Spaces		10

UNIT 5

Area	GEA Sq M	GEA Sq Ft
Warehouse	875	9,418
FF Offices	175	1,884
Total	**1,050**	**11,302**
Clear Height		10m
Access Door		1
Car Parking Spaces		5

UNIT 6

Area	GEA Sq M	GEA Sq Ft
Warehouse	875	9,418
FF Offices	175	1,884
Total	**1,050**	**11,302**
Clear Height		10m
Access Door		1
Car Parking Spaces		5

UNIT 7

Area	GEA Sq M	GEA Sq Ft
Warehouse	1,861	20,032
FF Offices	281	3,025
Mezz. Deck	152	1,636
Total	**2,294**	**24,693**
Clear Height		10m
Access Doors		3
Car Parking Spaces		11

FLEXIBLE RANGE OF SIZES



A modern vision of industry, designed to adapt and grow.

LOCATION

Located in Edmonton, this new multi-let industrial scheme offers prime access to London's key logistics and manufacturing network. Situated just off the A406 North Circular, the development benefits from excellent connectivity to the M25, M11, and A10, providing seamless distribution links across London and the wider UK.

M25 J25
(15 min drive)

A406/
North Circular
(10 min drive)



Connected to London and beyond, with unrivalled transport links.

LOCATION

The site is positioned just off the A406 North Circular within Edmonton, offering quick access to central London, approximately 8 miles away. Its strategic location provides seamless links to London City, Stansted and Luton airports, as well as major deep-water ports including Tilbury and London Gateway.

This wider connectivity ensures efficient reach across London, the UK and key global gateways making it an ideal base for industrial, trade, and logistics operators. Edmonton also offers a skilled local workforce, strong public transport links, and a thriving business community, further enhancing its appeal to occupiers.

MAIN ROADS

By Car	Mins	Miles
A406	10	1.3
A10	12	1.5
M25 J25	15	4.8

RAIL

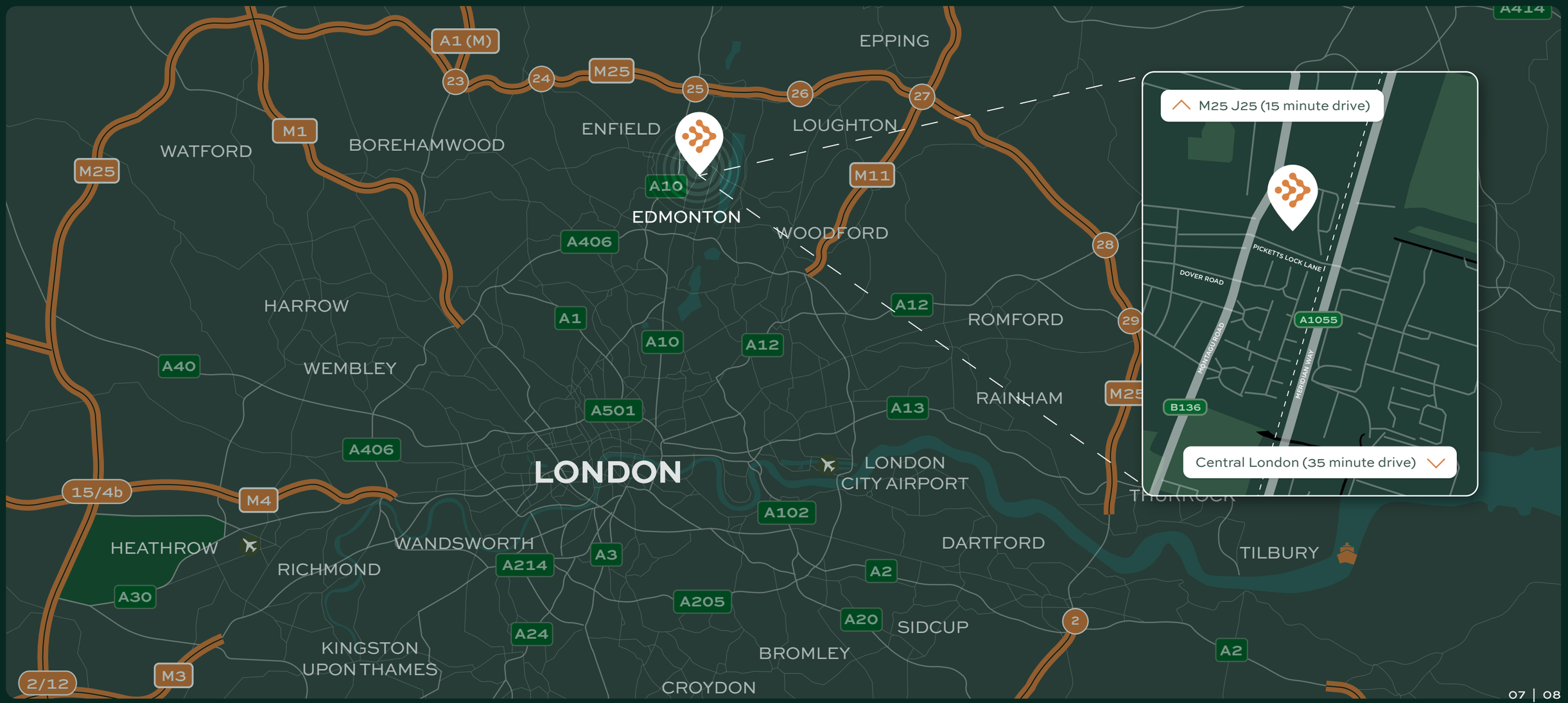
By Car	Mins	Miles
Edmonton Green	5	1.1
Meridian Water	5	1.9
White Hart Lane	9	3.2

AIRPORT

By Car	Mins	Miles
London City Airport	26	13.8
London Stansted Airport	35	30.5
Luton Airport	40	32.6

PORTS

By Car	Mins	Miles
Tilbury Port	40	28.1
London Gateway Port	40	29.8
Harwich Port	80	78.3



Sustainably designed spaces, ready for a greener future.

INTRODUCTION

Targeting BREEAM ‘Outstanding’ and EPC A+ rating, Claverings delivers enhanced sustainability features which enable businesses to reduce carbon footprint, as well as significantly saving on their energy costs, with a carbon reduction of 49% over Part L regulations.

Employee wellbeing is at the heart of the scheme, with modern and flexible office space and landscaped breakout amenity areas.

Extensive landscaping, with new trees and native planting will help deliver over 200% biodiversity net gain.



CLAVERINGS ESG FEATURES

- Targeting EPC A+
- Targeting BREEAM Outstanding
- Targeting Net Zero Carbon Construction
- EV charging points at each unit
- Rooftop solar PVs
- Access to doorstep green amenity spaces
- Ample on-site cycle parking
- Over 200% biodiversity net gain


02
03


CLAVERINGS
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CLAVERINGS

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THE LOCAL POPULATION

Edmonton, Enfield offers a diverse and skilled workforce, perfectly suited to support modern industry. From established logistics and retail sectors to highly qualified professionals, the area provides a labour pool that is adaptable, ambitious, and ready to meet the needs of forward-thinking businesses.

With a growing population, strong local employment, and a focus on regeneration, this is a community where industry and people grow together, creating opportunity at every level.



STRONG LOCAL WORKFORCE

2,091,680 residents of working age within a 30 minute drive

HIGH POPULATION DENSITY

Population of **4,015,115** within a 30 minute drive

HOUSEHOLD

1,515,974 households within a 30 minute drive

LEADING EMPLOYMENT SECTOR

Over **18%** of Enfield's workforce is employed in wholesale and retail trade, making it the largest sector in the borough

Source: nomisweb.co.uk

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