



CLAVERINGS  
EDMONTON

# A speculative development of seven new industrial/ warehouse units

11,302 TO 70,063 SQ FT

Edmonton, Enfield  
London N9 OAH  
///clock.kind.vibes



CLAVERINGS-EDMONTON.CO.UK

BY DANESCROFT & FIERA



# A brand-new, high-quality industrial/warehouse scheme

INTRODUCTION

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

UNIT 3

Area	GEA Sq M	GEA Sq Ft
Warehouse	2,552	27,470
FF Offices	314	3,380
Total	2,866	30,850

UNIT 5

Area	GEA Sq M	GEA Sq Ft
Warehouse	875	9,419
FF Offices	175	1,884
Total	1,050	11,302

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	23,347	24,693

UNIT 2

Area	GEA Sq M	GEA Sq Ft
Warehouse	1,220	13,132
FF Offices	229	2,465
Total	1,449	15,597

UNIT 4

Area	GEA Sq M	GEA Sq Ft
Warehouse	1,723	18,546
FF Offices	237	2,551
Mezz. Deck	155	1,668
Total	1,586	22,766

UNIT 6

Area	GEA Sq M	GEA Sq Ft
Warehouse	875	9,419
FF Offices	175	1,884
Total	1,050	11,302



Eaves heights:  
10-12m (clear)



EV charging points  
at each unit



BREEAM:  
Minimum Excellent

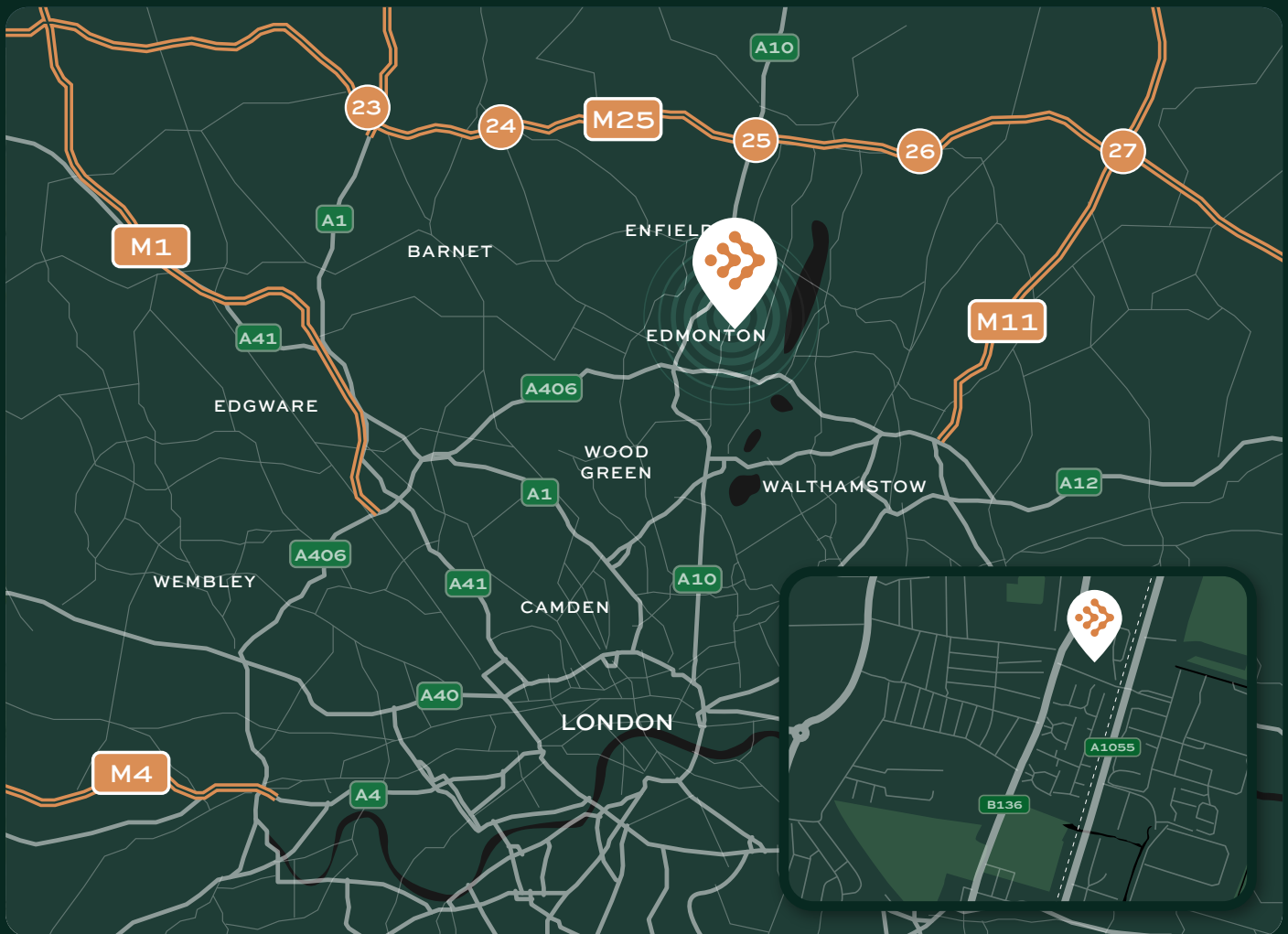


EPC Rated  
A+



1.7MVA  
Power





## LOCATION

Located in Edmonton, N9 0AH, 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.

The site is well-connected to central London (approx. 8 miles away) and major commercial hubs, 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.



**BNP PARIBAS  
REAL ESTATE**

James Coggle

07469 403 283  
james.coggle@realestate.bnpparibas



Peter Higgins

07900 990 80  
p.higgins@glenny.co.uk



Jack Booth

07739 751 830  
jbooth@sbyre.com



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EDMONTON

**A Development by:**

**DANESCROFT**



**FIERA  
REAL ESTATE**