



CLAVERINGS
EDMONTON

BRAND NEW, HIGH-SPEC INDUSTRIAL & LOGISTICS SPACE TO LET

SEVEN HIGH SPECIFICATION
INDUSTRIAL / WAREHOUSE UNITS
11,302 to 70,063 SQ FT

AVAILABLE FROM Q4 2026

Edmonton, Enfield
London N9 OAB
///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



Targeting BREEAM Outstanding and EPC A+



First floor offices



Generous yard depths (16.7-35m)



Unrestricted access 24/7



Ample car parking and cycle storage



50 kN/m2 floor loading



Eaves heights of 10-12m



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	1,723	18,546
FF Offices	237	2,551
Mezz. Deck	155	1,668
Total	1,586	22,766
Clear Height		10m
Access Doors		2
Car Parking Spaces		10

UNIT 5

Area	GEA Sq M	GEA Sq Ft
Warehouse	875	9,419
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	9,419
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	23,347	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, N9 OAB, 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
(12 min drive)
<

A406/
North Circular
(10 min drive)
>





Connected to London and beyond, with unrivalled transport links.

LOCATION

Located in Edmonton, N9 OAB, 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.

MAIN ROADS

By Car	Mins	Miles
A406	6	1.3
A10	10	1.7
M25 J25	12	1.0

RAIL

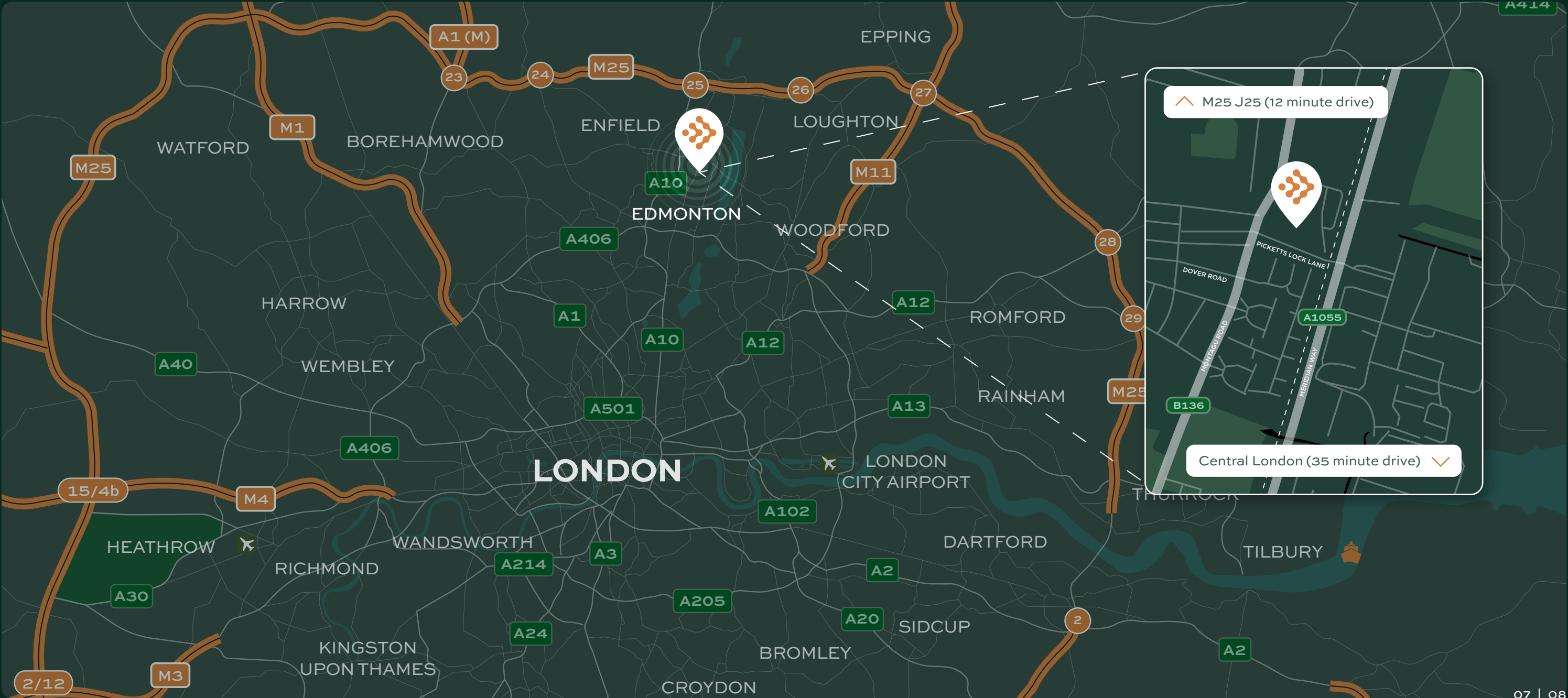
By Car	Mins	Miles
Edmonton Green	5	1.1
Meridian Water	5	1.9
White Hart Lane	9	3.2

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 spaces.

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





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

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



CLAVERINGS
EDMONTON

CLAVERINGS-EDMONTON.CO.UK



BNP PARIBAS
REAL ESTATE

James Coggle
07469 403 283
james.coggle@realestate.bnpparibas

Saffron Harding
07786 419 663
saffron.harding@realestate.bnpparibas



Peter Higgins
07900 990 805
p.higgins@glenny.co.uk

Ryan Anderson
07468 186 415
r.anderson@glenny.co.uk



Jack Booth
07739 751 830
jbooth@sbyre.com

Josh Garwood
07943 176 189
jgarwood@sbyre.com



CLAVERINGS
EDMONTON

A Development by:

DANESCROFT



FIERA
REAL ESTATE