

# Innova Business Park

Enfield, EN3 7XY



**Carter Jonas**

National Commercial Development



10.28 acres (4.16 hectares)



Draft allocation for  
industrial / warehouse  
development



Established commercial  
setting



1.3 miles to Junction 25  
of the M25

# Description

The site forms part of the Former Thames Water Romney Marsh Sludge beds that have previously been redeveloped into Innova Park.

The whole site extends to circa 10.28 acres (4.16 hectares) with the main central part of the site (mainly open scrubland) extending to circa 6.55 acres (2.65 hectares). There are two 'limbs' leading off the main central part of the site – one running north / south parallel to the railway line and the other running east / west parallel to Mollison Avenue fronting onto Solar Way. These parts of the site are mostly densely populated with trees / bushes or general scrub land.

The western boundary abuts the railway line with the northern boundary running parallel with an open concrete drainage channel which is connected to a pumping station at the northwest boundary of the site.

At the southeastern corner of the site is an attenuation pond that is linked to surface and highways water drainage from the remainder of the Innova Business Park. Prospective buyers will need to observe and maintain rights in perpetuity to allow water from Innova Park to drain into this attenuation pond.

Ground levels vary over the site by circa 5 metres with the main part of the site being subject to historic fill materials (typically a mix of clay, brick, concrete and asphalt) with a capping layer of made ground of clay / sand / gravel. Refer to the data-room for further information on ground conditions and cut & fill analysis.

# Location

Innova Park is located within the northeastern corner of the London Borough of Enfield - 15 miles north of Central London.

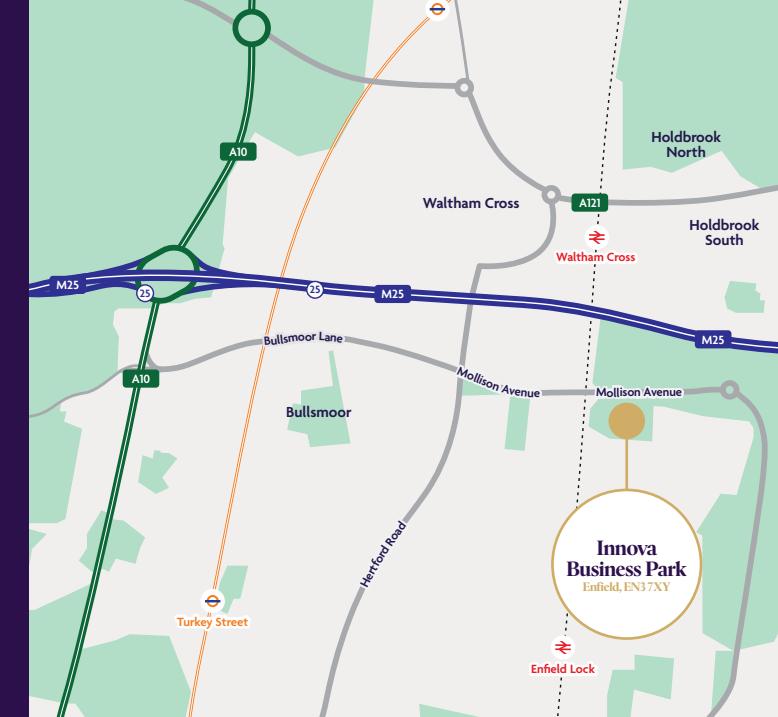
The site is situated south of the A1055 (Mollison Avenue) and west of Solar Way. It is 1.3 miles (circa 13 minute drive) to the east of Junction 25 of the M25. The A10, which runs south into central London and north to Cambridge, is 1.1 miles (circa 12 minute drive) east of the site.

Waltham Cross train station is located 1.2 miles (circa 11 minute drive) from the site.

Immediately to the south of the site is Innova Park - one of the area's key strategic industrial locations with occupiers including:

- Iceland Frozen Foods
- Ocado
- John Lewis
- OMA X Film Studios

Northwest of the site are additional national occupiers including Tesco Distribution Centre and Yodel with Sainsbury's Distribution Centre and GXO to the northeast.



# Current & Proposed Site Access

The site is currently accessed by a bridge over the drainage channel with a metal gate. The access also provides a link to a water pumping station located to the northwest of the site.

It is proposed that vehicle access to the site will be via a left-in left-out priority junction from Mollison Avenue (A1055) in the northeastern corner of the site near where the existing access stub is off this road.

The proposed priority junction will have corner radii of 15m and a width of 11.7m, with localised widening provided at the site access to support the swept paths of HGVs. Within the site, the access road will taper down to a width of 7.3m, which is suitable to allow two HGVs to pass simultaneously.

The existing service road providing access to the pumping station will be realigned at its eastern end to tie into the proposed arrangement.

A new bridge over the drainage channel will be required as part of the access junction works. Refer to the data-room for further information on the proposed access junction arrangement.



# Planning Status

The Site falls within the London Borough of Enfield and is located within the Mayor's Upper Lee Valley Opportunity Area which has potential for 21,000 new homes and 13,000 new jobs by 2041.

The site benefits from a draft allocation (Ref SA RUR.05 Land to the North West of Innova Park) in the emerging Local Plan for new employment space (light industrial, general industrial, storage and distribution and related *sui generis*). The emerging local plan also supports the principle of employment space at the site as outlined at Policy SSSI (Spatial Strategy), E1 (Employment & Growth) and E2 (Promoting Jobs and Inclusive Business Growth).

Adoption of the new local plan scheduled for early 2026.

The draft site allocation outlines capacity for at least 16,445 sq. m. (177,120 sq. ft.) of floorspace and a building of up to 39 meters could be acceptable. Stacked industrial uses could be acceptable.

A planning report has been prepared and included in the data room.

# Development Potential

The development potential of the site has been assessed through the preparation of two masterplans that consider the site constraints identified including the foul water sewer (eastern edge of the site), the 11 KVA electricity cable (parallel with the northern boundary of the site), the Network Rail exclusion zone, landscape buffers, the site's southern boundary ground level and the attenuation pond. Option 2 responds to the emerging local plan design principals which includes a need to avoid "a large, single mass, building".

A greater development quantum may be achieved by building up to 39 meters high (as per the draft site allocation parameters).

Option	Unit Number	Warehouse Area (Sq. Ft.)	Office Area (Sq. Ft.)	Sub Total GIA	Sub Total GEA	Total GIA	Total GEA
<b>Option 1</b>	Unit 1	112,696	12,521	125,217	127,538	125,217	127,538
<b>Option 2</b>	Unit 1	40,053	4,177	44,230	45,557	111,822	114,832
	Unit 2	60,943	6,649	67,592	69,275		



# Site Surveys & Reports

Various site surveys and general investigations have been conducted copies of which are included in the data room.

- Cut & Fill / Ground Improvement Works
- Development Masterplans
- Highways Assessment
- Preliminary Ecological Appraisal
- Underground Services
- Utilities – capacity check and estimated utility works cost

## Tenure

The site is available on a Freehold basis.

## Terms & Price

Offers are invited for the Freehold interest on a conditional (Subject to Planning) or unconditional basis.

## Legal & Professional Costs

Each party to bear own professional and legal costs.

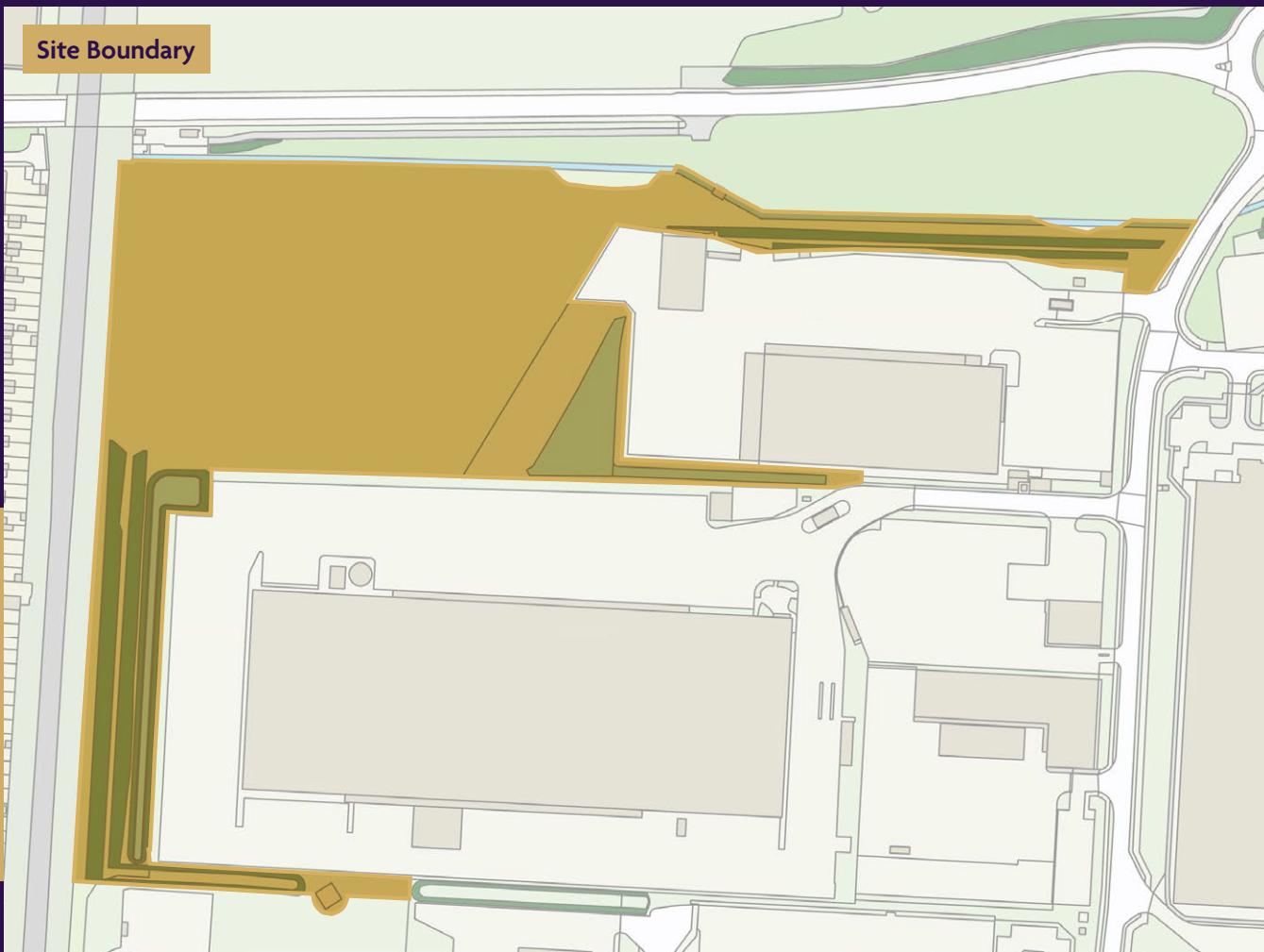
## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## VAT

All figures quoted are exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate (as required).

Note: the site is not registered for VAT.



## Data Room

Contact the agents for access to the data room (<https://innova-park.co.uk>).

## Viewing

Strictly by appointment only through sole agents, Carter Jonas LLP. No site access is permitted without prior approval and without being accompanied.



## Carter Jonas

National Commercial Development

### Contact

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