

# SEGRO PARK ENFIELD

SEGRO

3 NEW BUILD UNITS TO LET  
64,590 / 48,330 / 115,480 SQ FT  
AVAILABLE TO OCCUPY Q1 2020



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# SEGRO Park Enfield sets a new benchmark for industrial and warehouse space in North London.



**ON SITE NOW**  
(COMPLETION Q1 2020)



**ENFIELD – STRATEGIC LOCATION**



**CARBON NEUTRAL**  
(TARGETING)



**WELL CERTIFICATION**  
(TARGETING)



**EPC 'A+'**  
(TARGETING)



**BREEM 'VERY GOOD'**  
(TARGETING)



**12M EAVES HEIGHT**



**VERY HEAVY FLOOR LOADING**



**AIR CONDITIONED OFFICES**





**UNIT 1**  
**64,590 SQ FT**  
6,002 SQ M

**UNIT 2**  
**48,330 SQ FT**  
4,491 SQ M

**UNIT 3**  
**115,480 SQ FT**  
10,729 SQ M



# UNIT 1

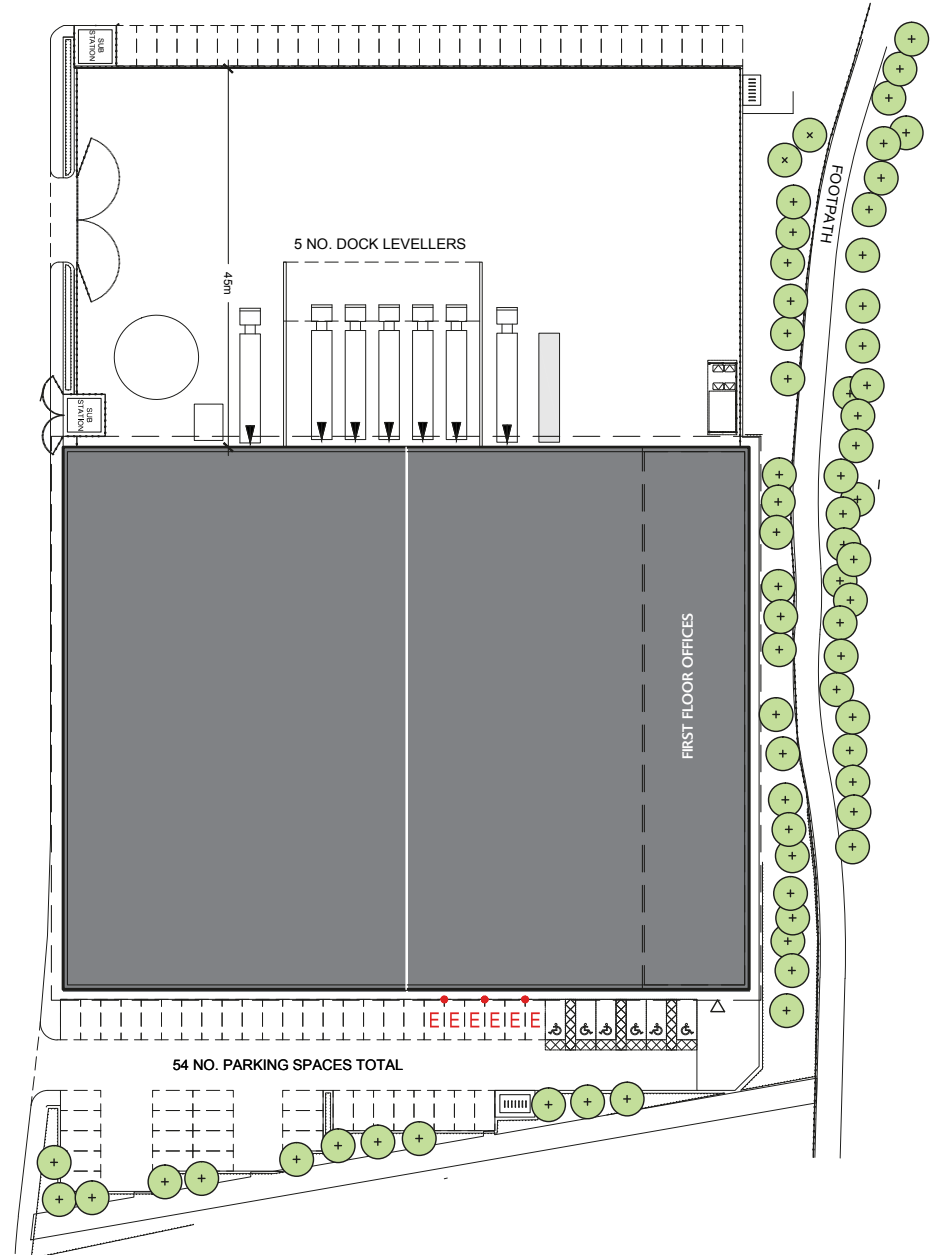
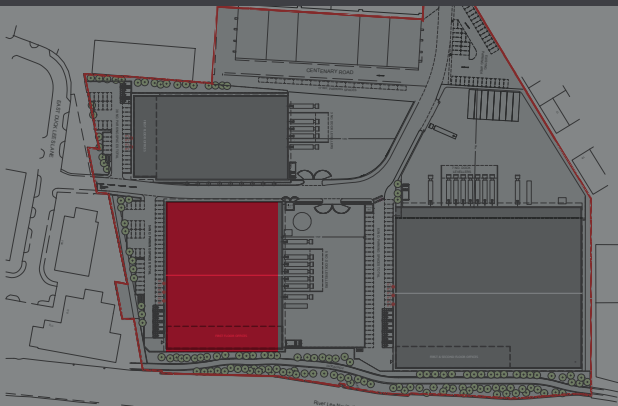
## 64,590 SQ FT

- Dock leveller doors (3m high x 3m wide) 5
- Level access doors (5m high x 4.0m wide) 2
- Height to underside of haunch 12m
- Yard depth 45m
- Floor loading 50 kN/m<sup>2</sup>
- Car parking spaces 54

3

	SQ FT	SQ M
Ground Floor Unit	55,900	5,194
First Floor Offices (Including Plant)	8,690	808
<b>Total</b>	<b>64,590</b>	<b>6,002</b>

All areas are approximate and calculated on a gross external basis.





# UNIT 2

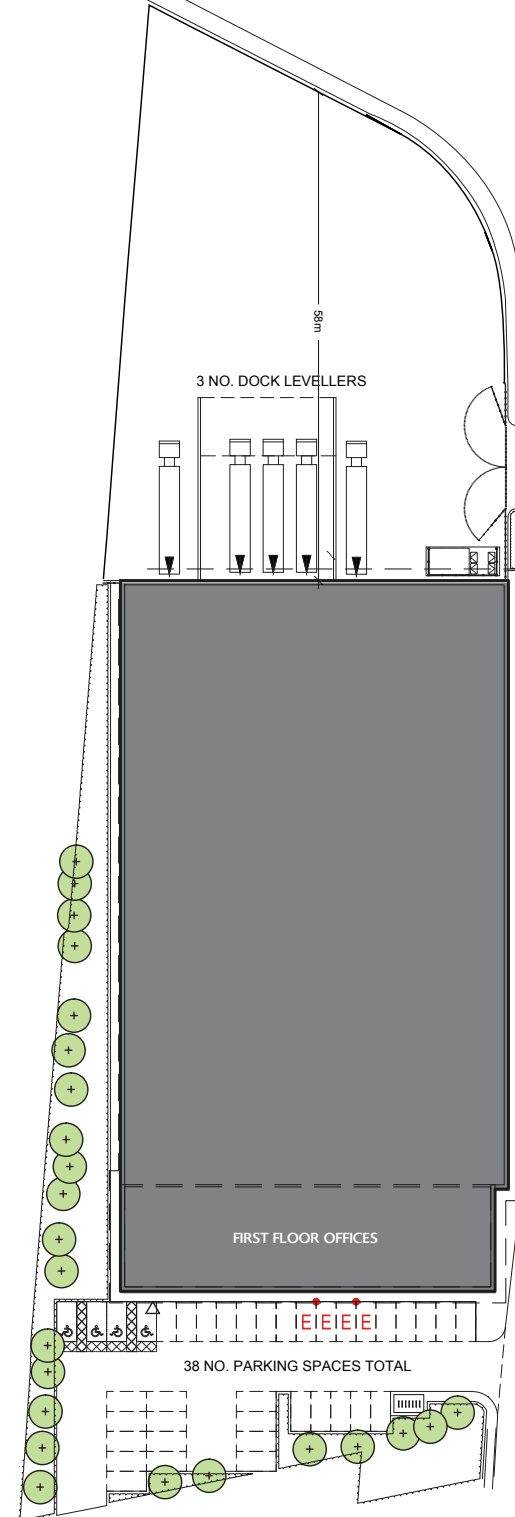
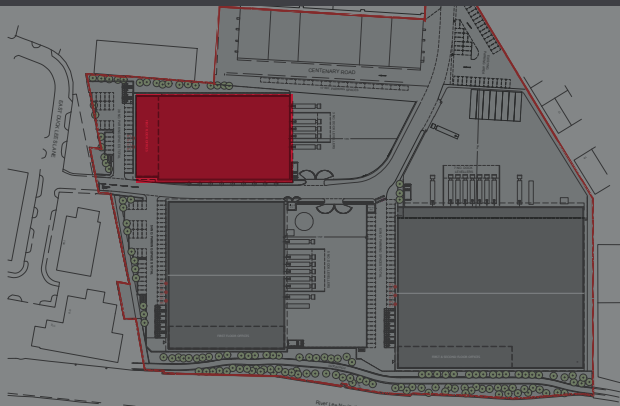
## 48,330 SQ FT

Dock leveller doors (3m high x 3m wide)	3
Level access doors (5m high x 4.0m wide)	2
Height to underside of haunch	12m
Yard depth	up to 62m
Floor loading	50 kN/m <sup>2</sup>
Car parking spaces	38

SQ FT    SQ M

Ground Floor Unit (Including Plant)	42,300	3,930
First Floor Offices	6,030	561
	48,330	4,491

All areas are approximate and calculated on a gross external basis.





# UNIT 3

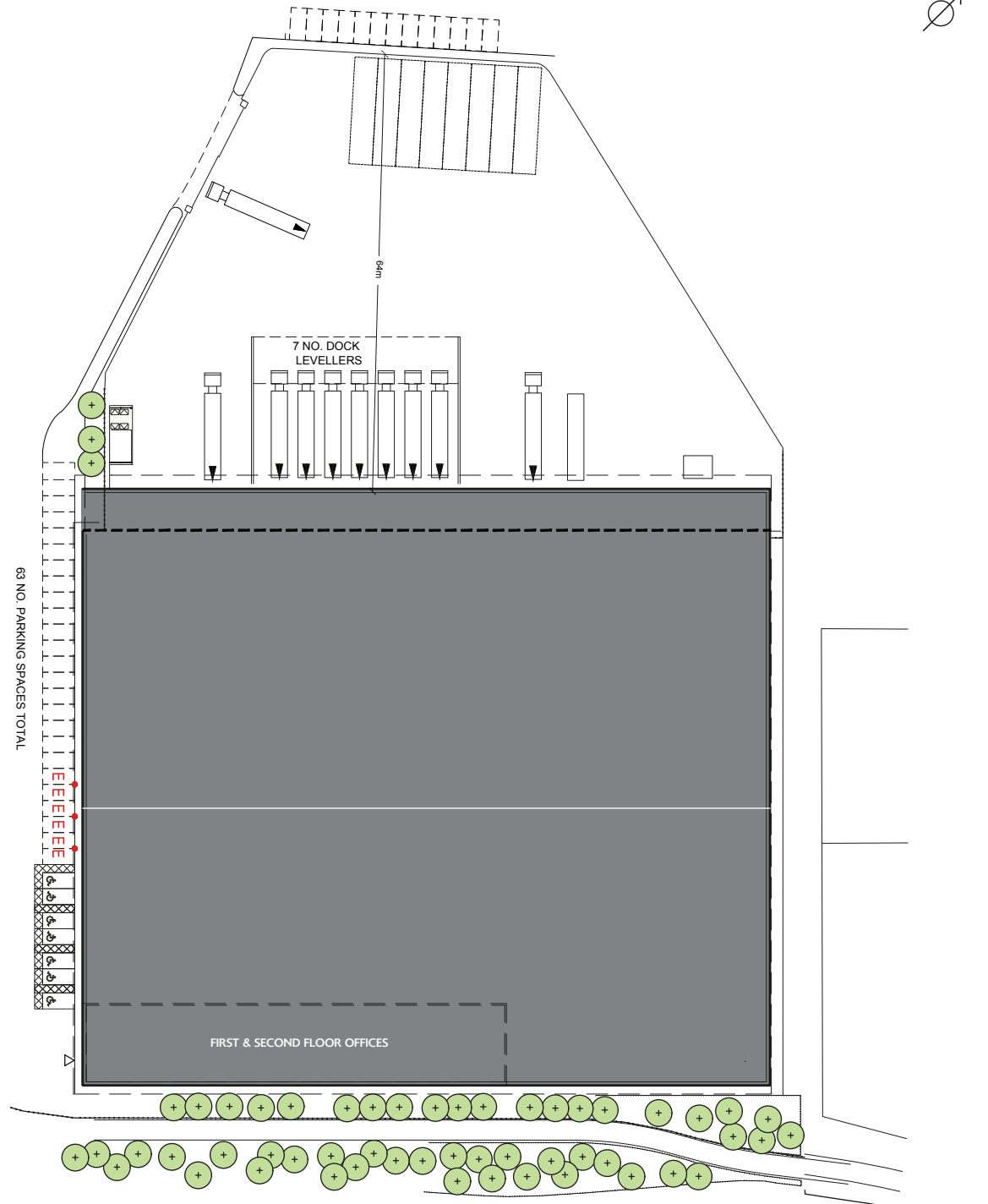
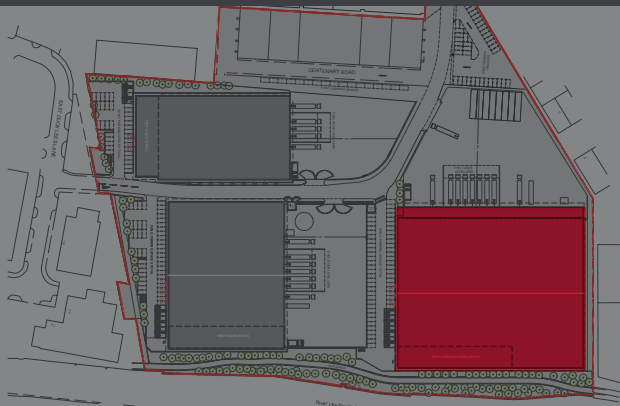
## 115,480 SQ FT

- Dock leveller doors (3m high x 3m wide) 7
- Level access doors (5m high x 4.0m wide) 2
- Height to underside of haunch 12m
- Yard depth up to 60m
- Floor loading 50 kN/m<sup>2</sup>
- Car parking spaces 63

5

	SQ FT	SQ M
Ground Floor Unit	98,540	9,155
First Floor Offices (Including Plant)	8,470	787
Second Floor Offices (Including Plant)	8,470	787
<b>Total</b>	<b>115,480</b>	<b>10,729</b>

All areas are approximate and calculated on a gross external basis.







CENTENARY ROAD

17 NO. PARKING SPACES

EXISTING  
PARKING AREA

**UNIT 2**

FIRST FLOOR OFFICES

3 NO. DOCK LEVELLERS

38 NO. PARKING SPACES TOTAL

7 NO. DOCK LEVELLERS

6

**UNIT 1**

FIRST FLOOR OFFICES

5 NO. DOCK LEVELLERS

54 NO. PARKING SPACES TOTAL

63 NO. PARKING SPACES TOTAL

**UNIT 3**

FIRST & SECOND FLOOR OFFICES

River Lee Navigation

FOOTPATH

EAST DUCK LEES LANE

104

110

112

17

19



Indicative images (Navigation Park, Enfield)

Computer generated image SEGRO Park Enfield



# SPECIFICATION

SEGRO Park Enfield consists of three units of 48,330 sq ft, 64,590 sq ft and 115,480 sq ft, built to EPC rating 'A+' and BREEAM 'Very Good' standards. The range of unit sizes allows for different fit-outs, racking combinations and suitability for a range of industries including logistics, manufacturing, food & beverage, trade and pharmaceutical.

- Suitable for classes: B1(c), B2 and B8
- 12m eaves height
- 50 kN/m<sup>2</sup> floor loading
- Curved 'Twin Therm' roofing
- Flexibility to install mezzanines and high bay racking
- Fully-fitted first-floor offices with comfort cooling / heating
- Fully-fitted second-floor offices to Unit 3
- LED office lighting
- 1x 8 person lift to the main offices in each unit
- Extensive car parking
- Cycle shelters and showers
- Secure gated yards with CCTV
- Up to 62m yard depths

## ECO FEATURES

- EPC Rating 'A+'
- Carbon Neutral (targeting)
- 'Very Good' BREEAM rating (targeting)
- Canal-side footpath
- Extensive landscaping

## WELL-BEING

- WELL Certification (targeting)



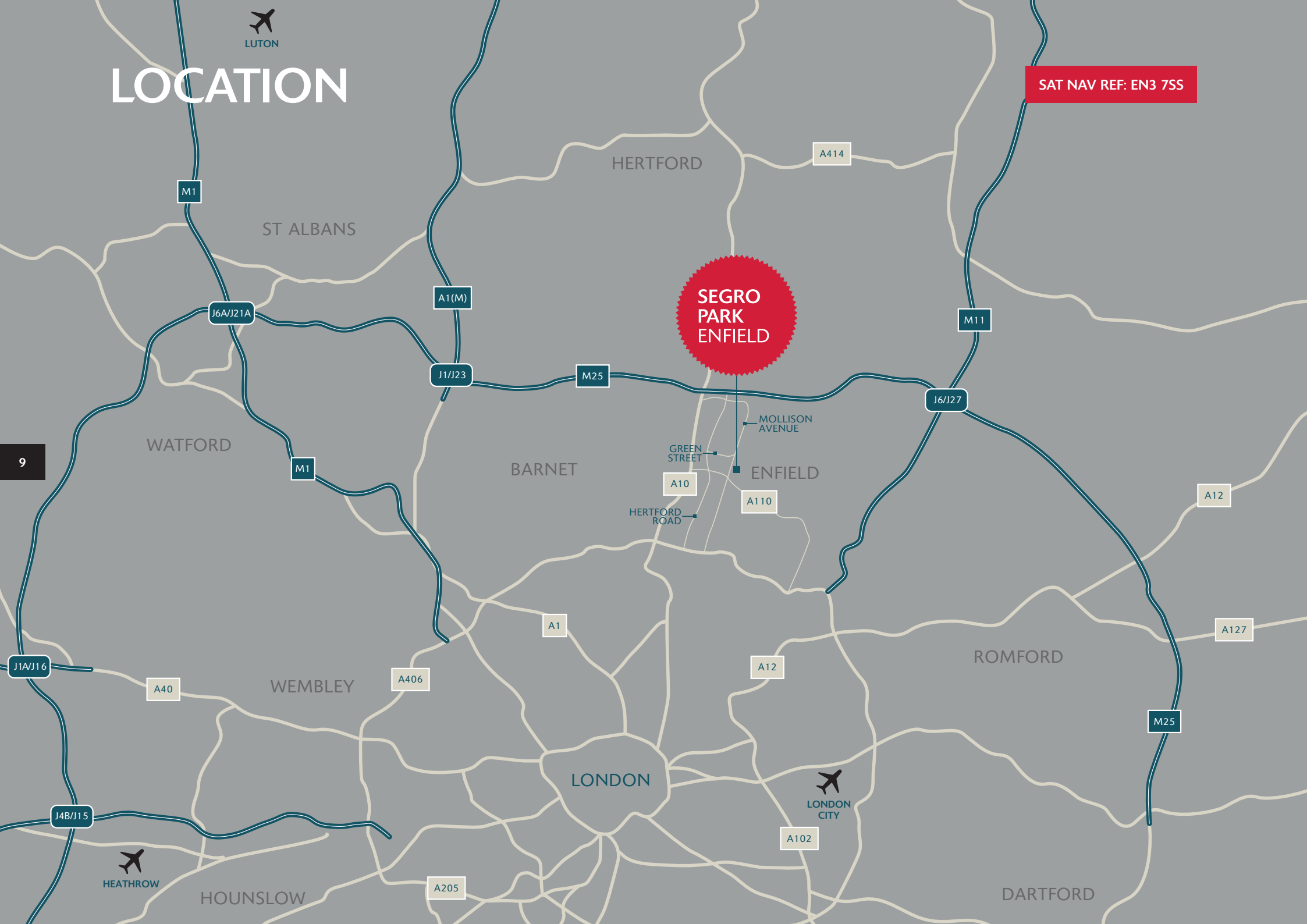
LUTON

# LOCATION

SAT NAV REF: EN3 7SS



SEGRO  
PARK  
ENFIELD



9

J1A/J16

J4B/J15

M1

J6A/J21A

M1

J1/J23

M25

M11

J6/J27

M25

A414

A1(M)

A10

A110

A12

A127

A40

WEMBLEY

A406

A1

A12

ROMFORD

LONDON

LONDON CITY

A102

A205

HOUNSLOW

DARTFORD



HEATHROW



LONDON CITY

HERTFORD

ST ALBANS

WATFORD

BARNET

ENFIELD





BRIMSDOWN

A1055

ENFIELD

10

SOUTHBURY

A1010

NAGS HEAD ROAD

PONDERS END

A110

MOLLISON AVENUE

EAST DUCK LEES ROAD

SEGRO PARK  
ENFIELD

PONDERS END

MOLLISON AVENUE

LEA VALLEY ROAD

# TRAVEL TIMES



## Tottenham Hale

6 minutes



## Liverpool Street

23 minutes from Ponders End Station

25 minutes from Brimsdown Station



11



## A406

3.1 miles

## M25

4.0 miles

## M11

6.6 miles



## City Airport

17 miles

## Luton

28 miles

## Stansted

30 miles

## Heathrow

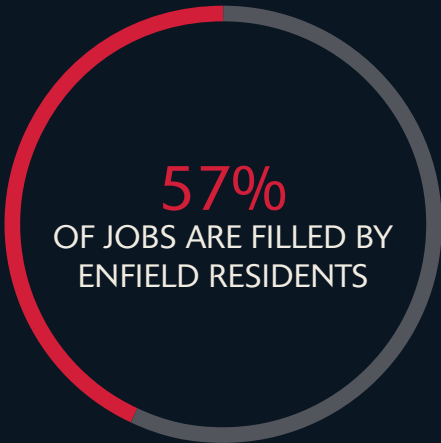
37 miles (via M25)



# IN A SPECIAL PLACE: ENFIELD



**SECOND**  
LARGEST INDUSTRIAL  
LOCATION IN THE CAPITAL



**M25, A10 & A406**  
ALL RUN THROUGH THE  
BOROUGH OF ENFIELD



**FUTURE  
INVESTMENTS**  
EXPECTED TO BRING IN  
**6,500** HIGH SKILLED JOBS AND  
BUILD **10,000** NEW HOMES



**12,320**  
BUSINESSES LOCATED  
WITHIN ENFIELD



**5TH LARGEST**  
LONDON BOROUGH BY  
POPULATION SIZE  
(TOTAL POPULATION: 331,000)

# ABOUT **SEGRO**

- A leading owner-manager and developer of modern big box and urban warehousing in the UK and Continental Europe
- Our portfolio is concentrated in areas expected to benefit from strong tenant demand with limited supply of competing product
- Our buildings are located on the edge of major urban conurbations and around key transport hubs
- £11 billion of assets under management
- A FTSE 100 Real Estate Investment Trust (REIT)

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