

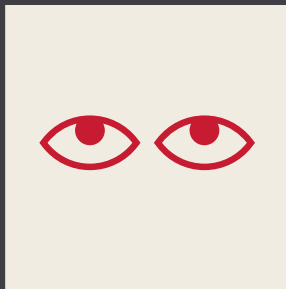
SEGRO PARK ENFIELD

3 NEW BUILD UNITS TO LET
64,590 / 48,330 / 107,880 SQ FT
AVAILABLE TO OCCUPY SUMMER 2019

SEGRO

01	OPPORTUNITY
02	UNITS
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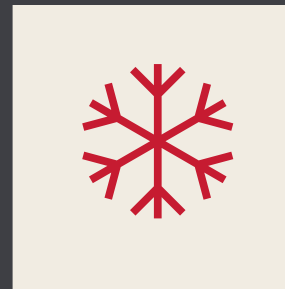
SEGRO Park Enfield sets a new benchmark for industrial and warehouse space in North London.



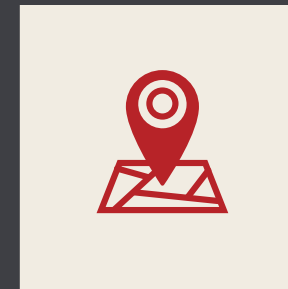
12M EAVES HEIGHT



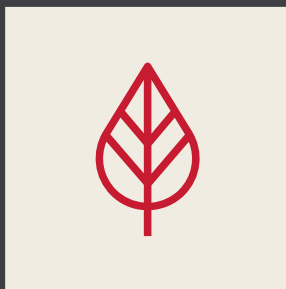
VERY HEAVY FLOOR
LOADING



AIR CONDITIONED
OFFICES



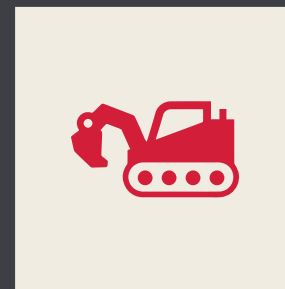
ENFIELD – STRATEGIC
LOCATION



BREEAM
'VERY GOOD'
(TARGETING)



EPC 'A'
(TARGETING)



ON SITE NOW
(COMPLETION SUMMER 2019)

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

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

UNIT 3
107,880 SQ FT
10,023 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 ²
Car parking spaces	54

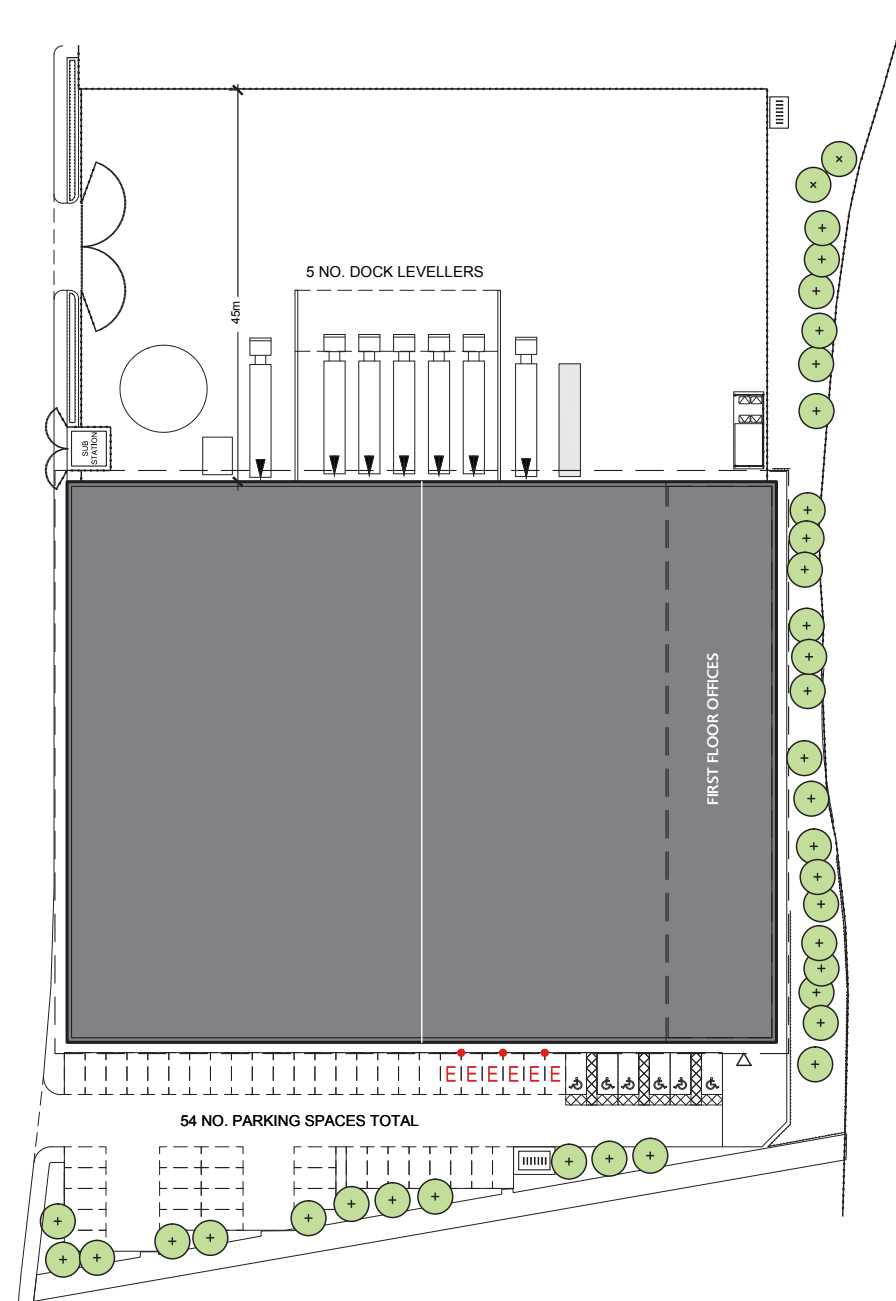
SQ FT SQ M

Ground Floor Unit 55,900 5,194

First Floor Offices
(Including Plant) 8,690 808

64,590 6,002

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



UNIT 2

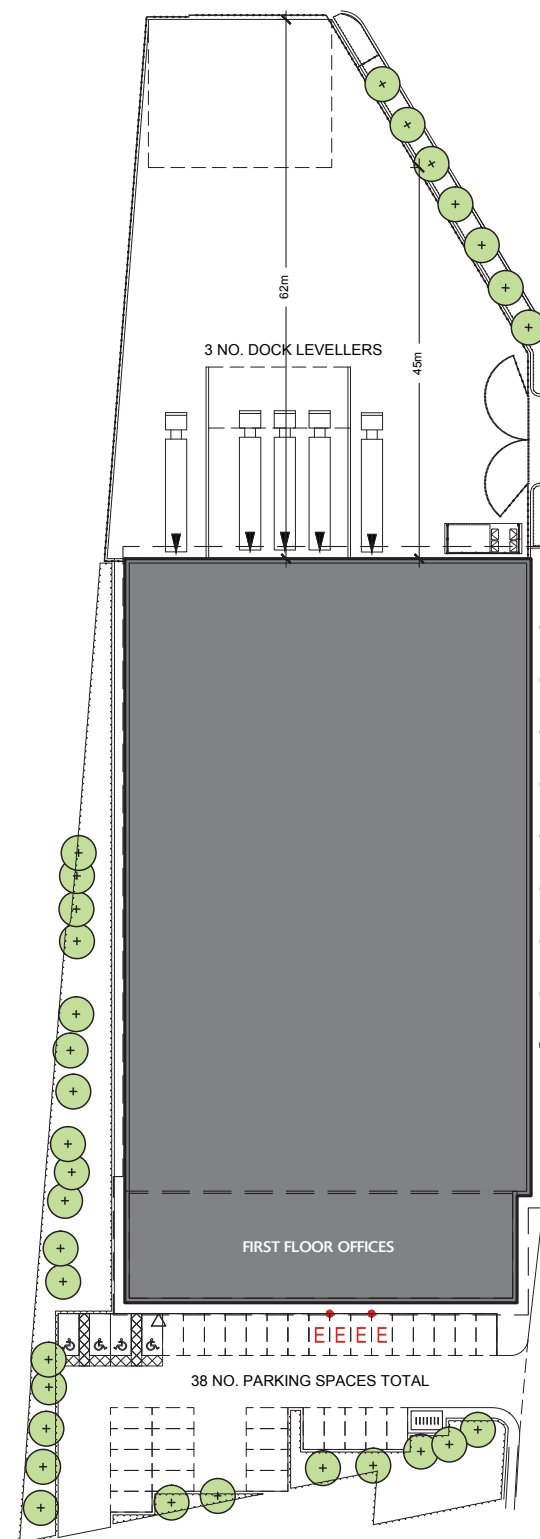
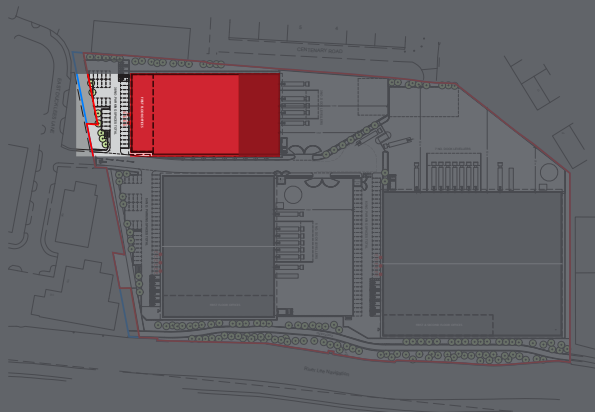
48,330 SQ FT

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 ²
Car parking spaces	38

4

	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

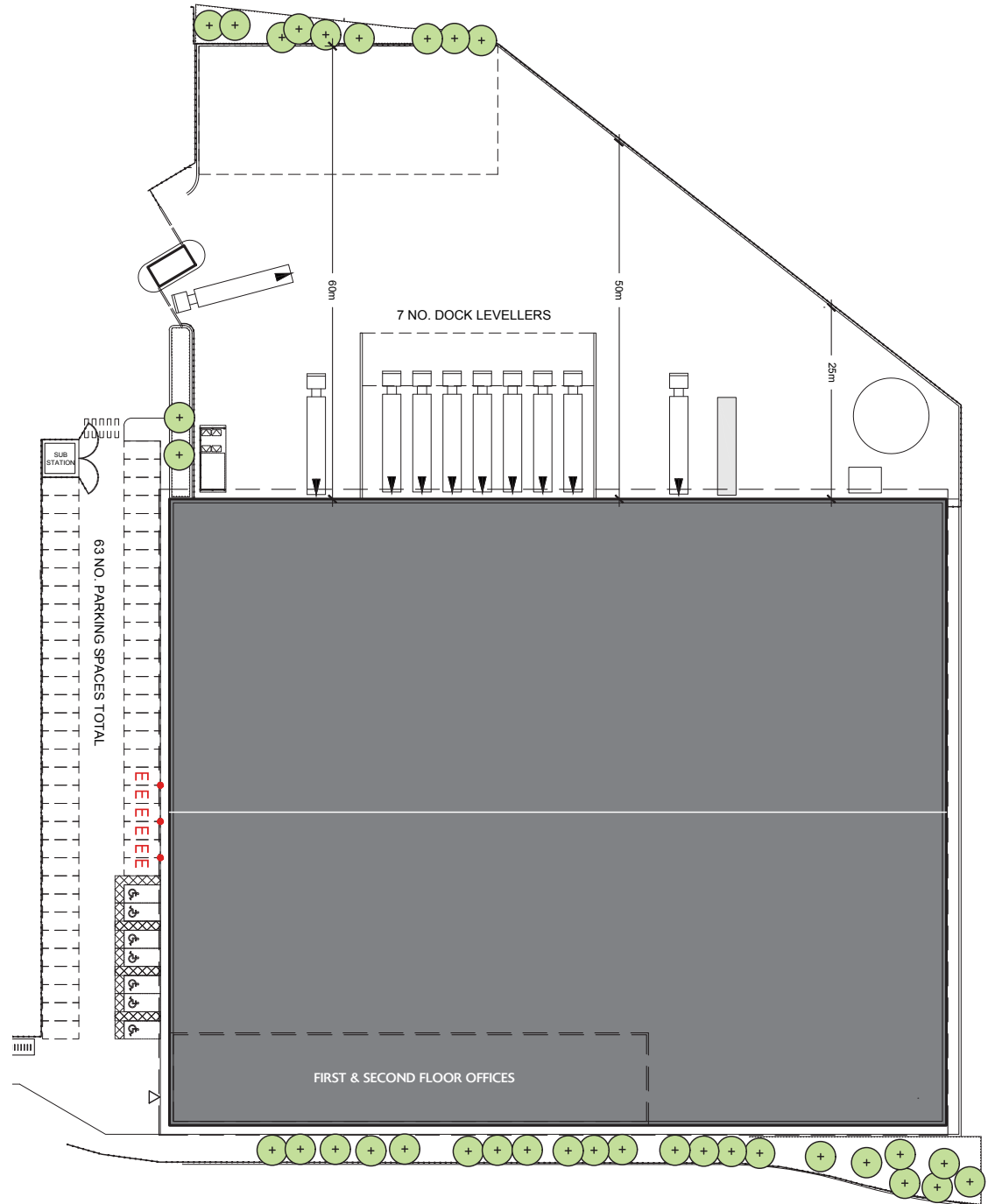
107,880 SQ FT

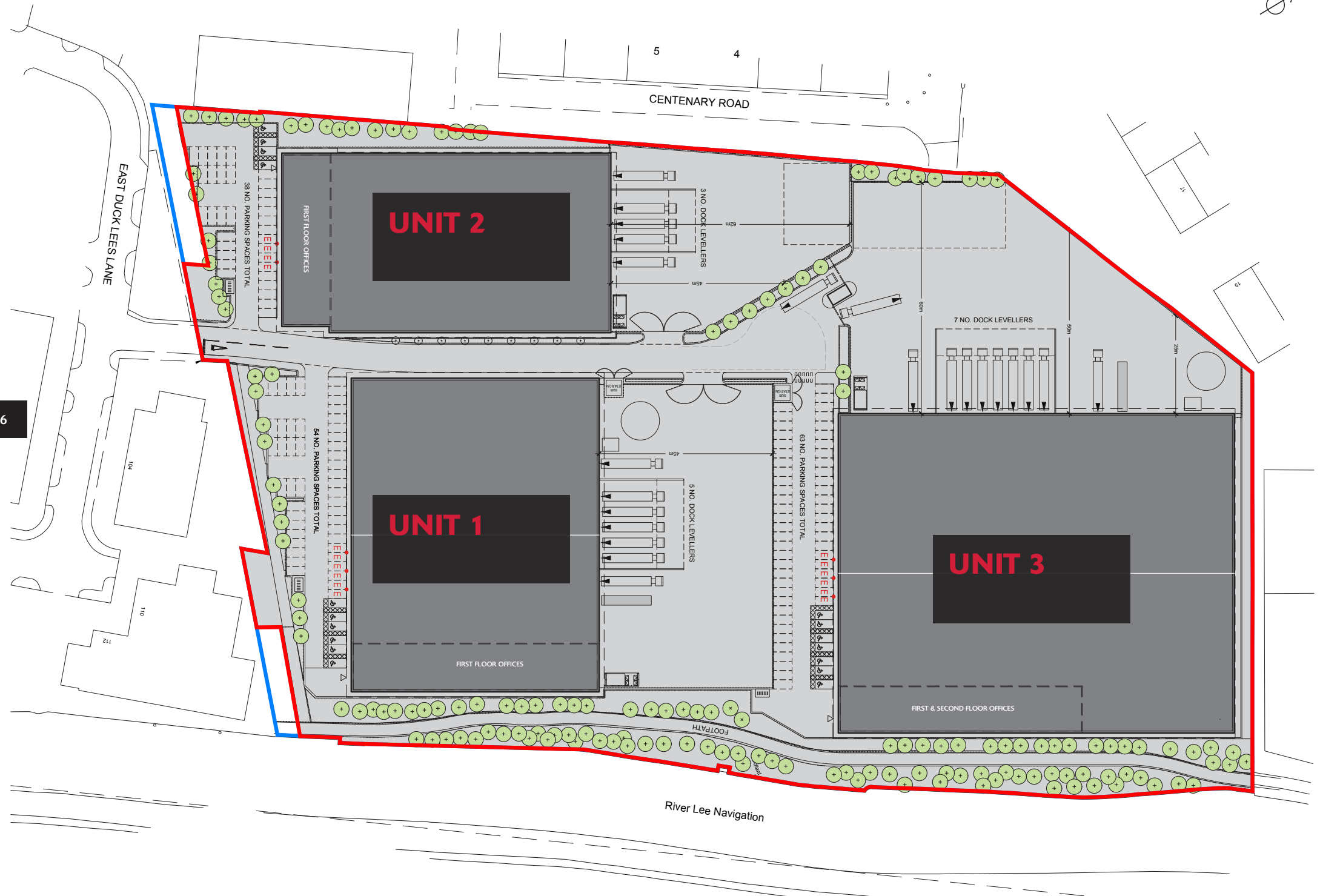
- Dock leveller doors (3m high x 3m wide) 7
- Level access doors (5m high x 4.0m wide) 2
- Height to underside of haunch 12m
- Yard depth up to 60m
- Floor loading 50 kN/m²
- Car parking spaces 63

5

	SQ FT	SQ M
Ground Floor Unit	90,940	8,449
First Floor Offices (Including Plant)	8,470	787
Second Floor Offices (Including Plant)	8,470	787
Total	107,880	10,023

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







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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 107,880 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/m² 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' (targeting)
- 'Very Good' BREEAM rating (targeting)
- Canal-side footpath
- Extensive landscaping



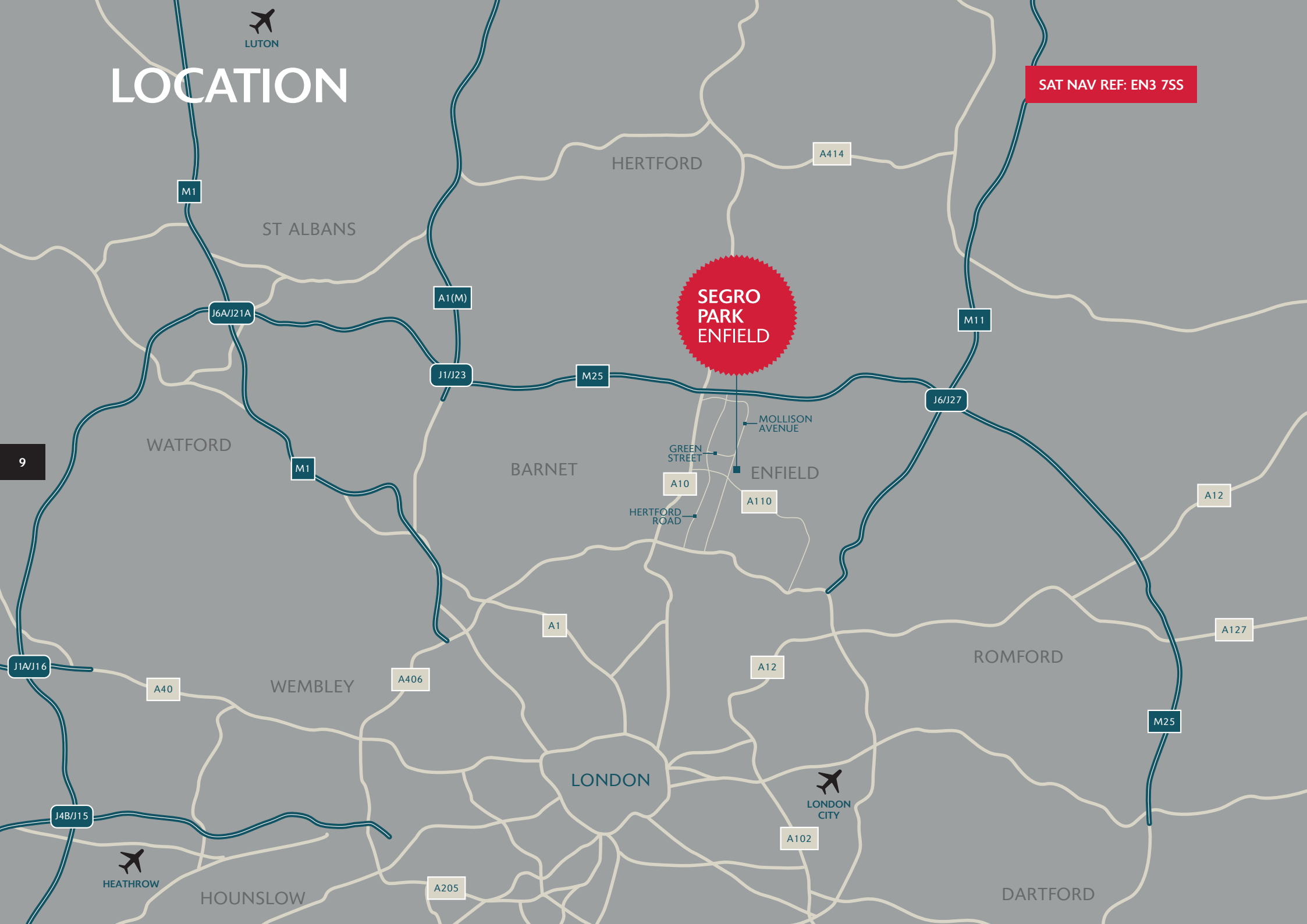
LUTON

LOCATION

SAT NAV REF: EN3 7SS



SEGRO
PARK
ENFIELD



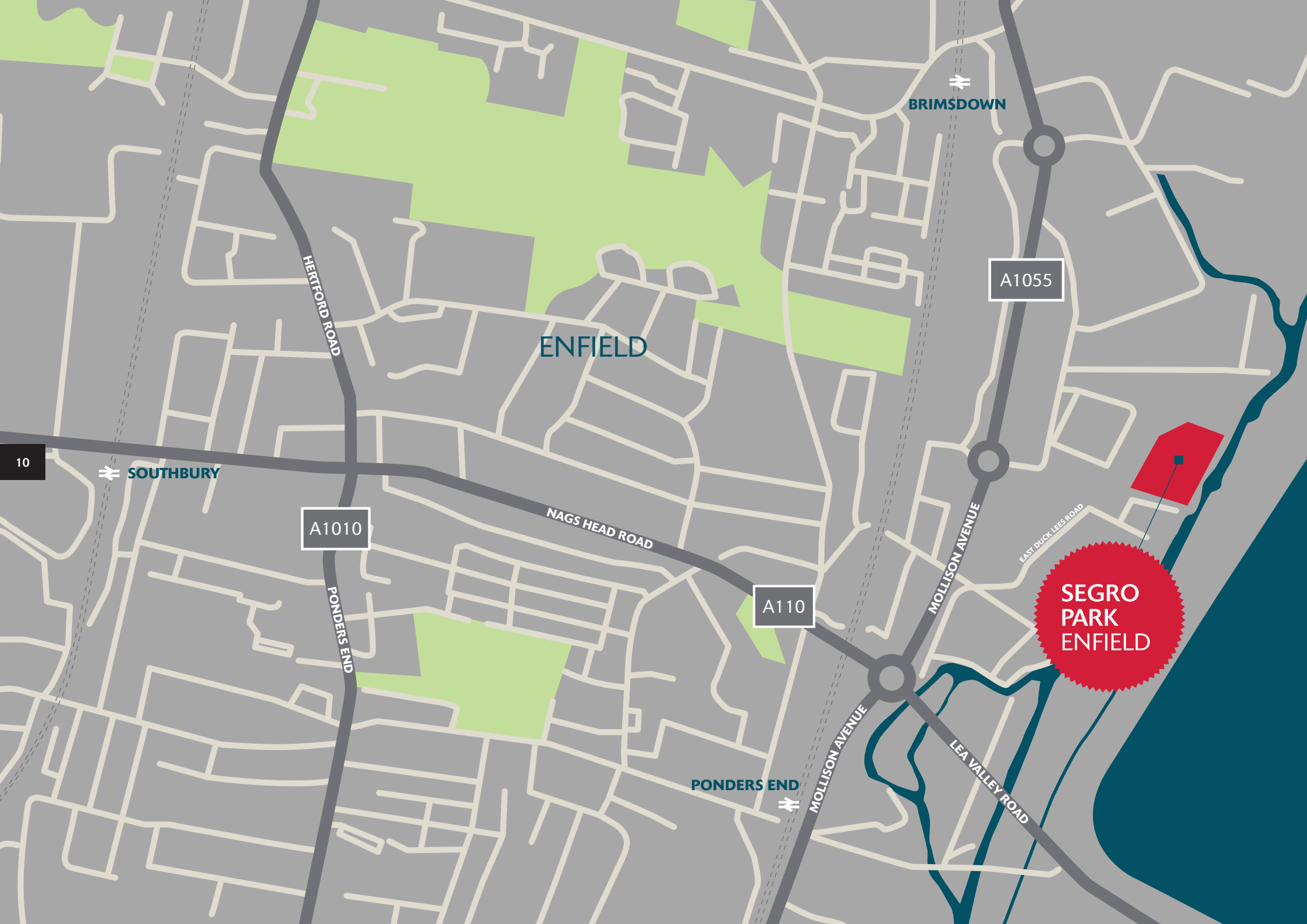
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HEATHROW



LONDON
CITY



BRIMSDOWN

A1055

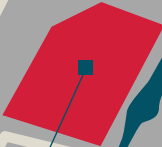
ENFIELD

HERFORD ROAD

SOUTHBURY

A1010

NAGS HEAD ROAD



EAST DUCK LEES ROAD

SEGRO
PARK
ENFIELD

A110

MOLLISON AVENUE

PONDERS END

PONDERS END

MOLLISON AVENUE

LEA VALLEY ROAD

10

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

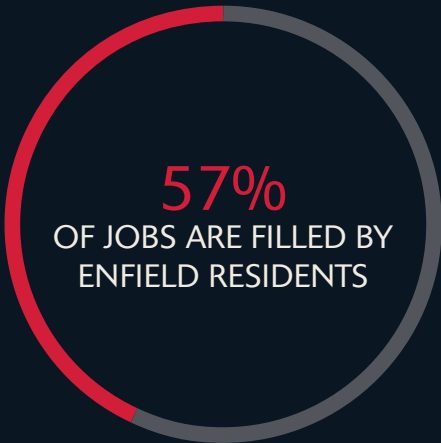
Heathrow

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
- £8 billion of assets under management
- A FTSE 100 Real Estate Investment Trust (REIT)

BOWYER
BRYCE
020 8367 5511
bowyerbryce.co.uk

IAN HARDING

ian.harding@bowyerbryce.co.uk



020 7344 6730
www.colliers.com/uk/industrial

AKHTAR ALIBHAI

akhtar.alibhai@colliers.com

LEN ROSSO

len.rosso@colliers.com



BNP PARIBAS
REAL ESTATE

020 7629 7282
realestate.bnpparibas.co.uk

BEN WILEY

ben.wiley@realestate.bnpparibas

WILLIAM MERRETT

william.merrett@realestate.bnpparibas