

# SEGRO PARK ENFIELD

EAST DUCK LEES LANE | EN3 7SS

- 3 NEW BUILD UNITS TO LET
- 65,600 / 49,270 / 107,880 SQ FT
- OCCUPY FROM SEPT 2018

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**PRELIMINARY DETAILS**



All images are for indicative purposes only.

[SEGRO.COM/PARKENFIELD](http://SEGRO.COM/PARKENFIELD)

**SEGRO**

**SEGRO PARK ENFIELD IS THE NEWEST ADDITION TO SEGRO'S PREMIUM NORTH LONDON PORTFOLIO. THE THREE UNITS WILL BE THE HIGHEST SPECIFICATION AVAILABLE IN ENFIELD AND WILL BENEFIT FROM GOOD ACCESS TO THE M25 AND A406.**

## ACCOMMODATION SCHEDULE

UNIT 1	SQ M	SQ FT	UNIT 2	SQ M	SQ FT	UNIT 3	SQ M	SQ FT
Ground Floor Unit	5,193	55,890	Ground Floor Unit	3,930	42,300	Ground Floor Unit	8,449	90,940
First Floor Offices	808	8,690	First Floor Offices	561	6,030	First Floor Offices	787	8,470
Second Floor Plant	95	1,020	Second Floor Plant	88	940	Second Floor Offices	787	8,470
<b>Total</b>	<b>6,096</b>	<b>65,600</b>	<b>Total</b>	<b>4,579</b>	<b>49,270</b>	<b>Total</b>	<b>10,023</b>	<b>107,880</b>

### GRAND TOTAL

**20,698 222,750**

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

## WAREHOUSE

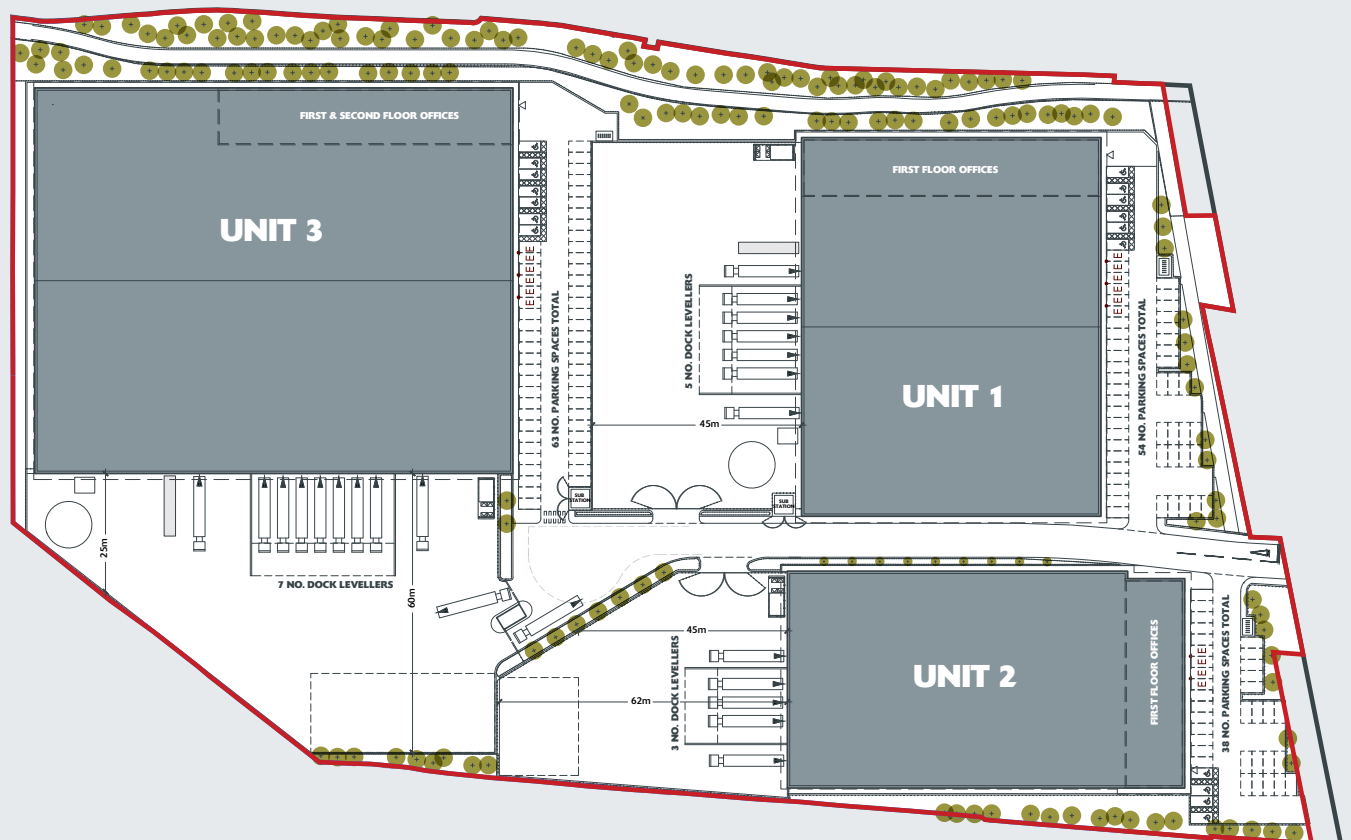
- 12m eaves height (Unit 3)
- 10m eaves height (Unit 1 & 2)
- 50 KN/m2 floor loading
- Curved 'Twin Therm' roofing
- Secure gated yards with CCTV

## OFFICES

- Fully-fitted first-floor offices with comfort cooling / heating
- Fully-fitted second-floor offices to Unit 3
- LED office lighting
- 1 no 8 person lift to the main offices in each unit

## ECO FEATURES

- Targeting EPC Rating A+
- Targeting carbon neutral status
- Targeting 'Excellent' BREEAM rating
- Canal-side footpath
- Extensive landscaping





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## LOCATION

- **PRIME LOGISTICS LOCATION**
- Easily accessible for staff via Ponders End railway station (13 minutes walk).
- Ideally located for last mile delivery, with 331,000 inhabitants and 12,320 businesses within the borough.
- Easy access to the M25 (J25 and A406 (North Circular) providing excellent connections to both central London (13 miles) plus national distribution channels.
- Local occupiers include John Lewis, DHL, Tesco.com, Hermes, Parcelnet and Sainsbury's.



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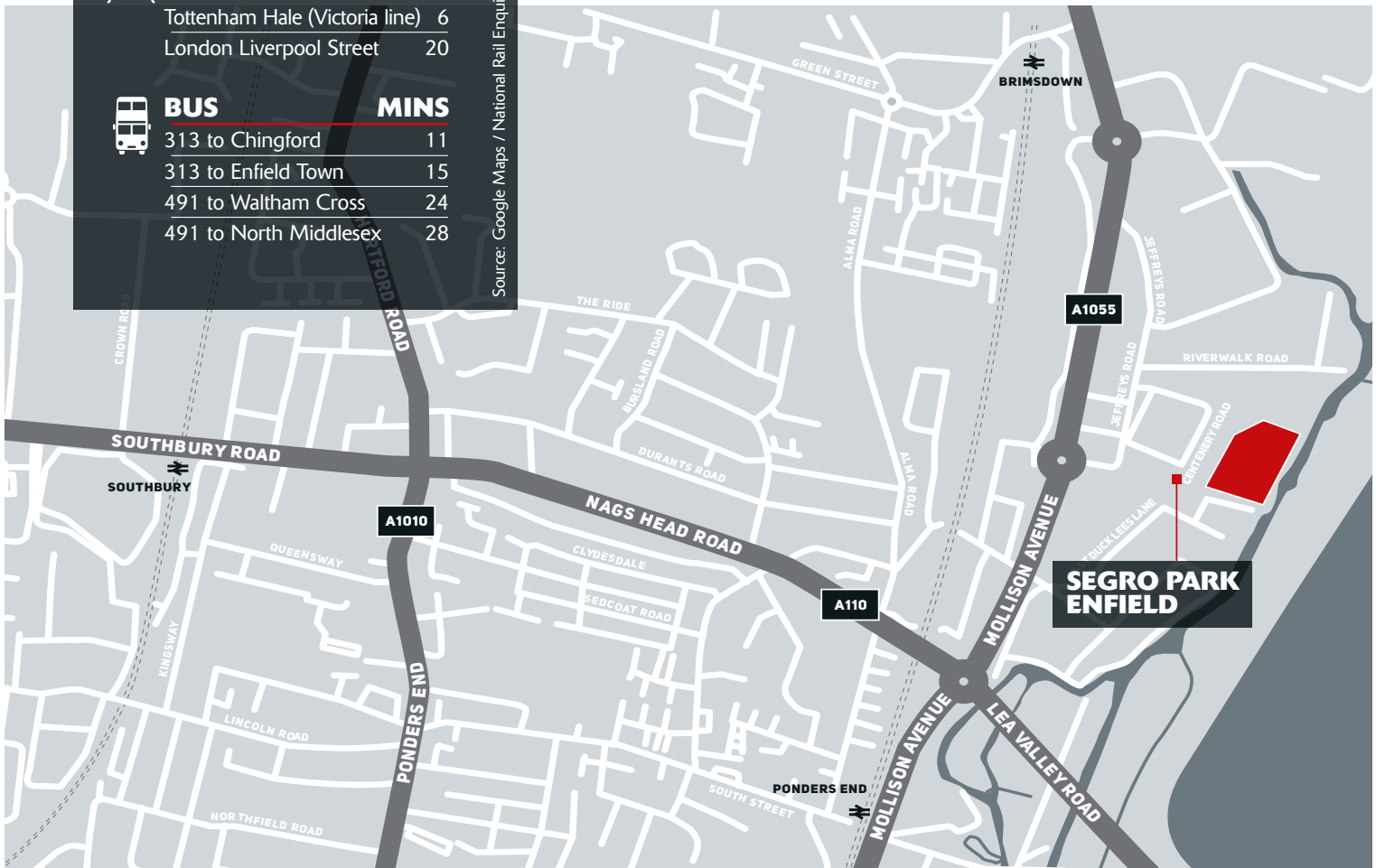
## DISTANCES

ROAD	MILES
Enfield Town Centre	2.6
A406 / North Circular Rd	3.1
M25 / J25	4.0
M11 / J4	6.6
M1 / J1	11.9
Central London	12.4
M4 / J1	19.0
Stansted Airport	27.4

RAIL	MINS
(FROM PONDERS END)	
Tottenham Hale (Victoria line)	6
London Liverpool Street	20

BUS	MINS
313 to Chingford	11
313 to Enfield Town	15
491 to Waltham Cross	24
491 to North Middlesex	28

Source: Google Maps / National Rail Enquiries / TfL



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# SEGRO

**SEGRO** is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 6.4 million square metres (69 million square feet) of space valued at £8 billion, serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.

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