

# SEGRO PARK ENFIELD



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





OPPORTUNITY

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GALLERY

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LOCATION

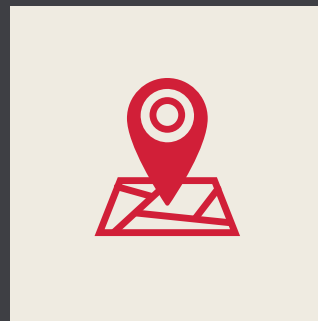
ABOUT

CONTACT

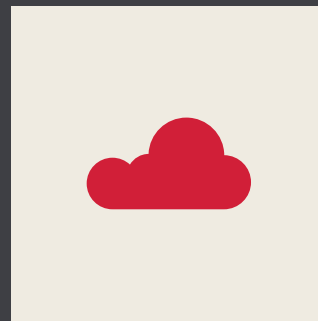
# SEGRO Park Enfield sets a new benchmark for industrial and warehouse space in North London.



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



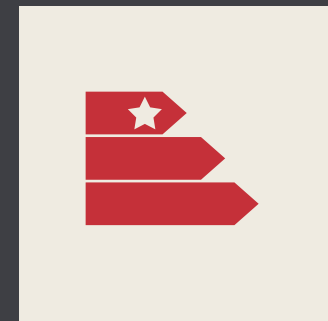
**ENFIELD – STRATEGIC LOCATION**



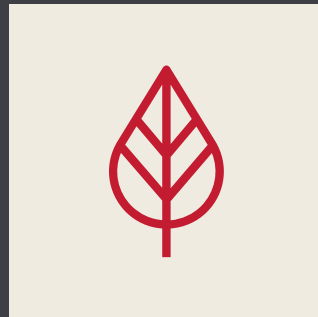
**CARBON NEUTRAL**  
(TARGETING)



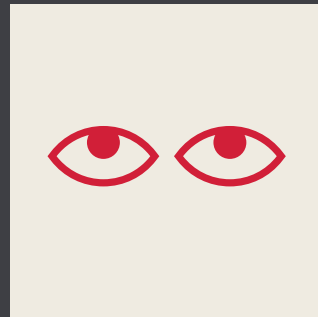
**WELL CERTIFICATION**  
(TARGETING)



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



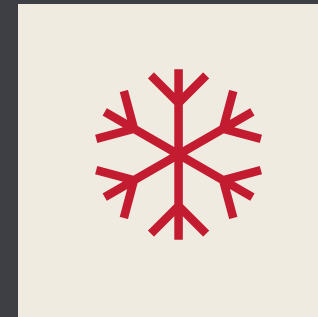
**BREEAM**  
**'VERY GOOD'**  
(TARGETING)



**12M EAVES HEIGHT**



**VERY HEAVY FLOOR LOADING**



**AIR CONDITIONED OFFICES**





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

[VIEW >](#)

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

[VIEW >](#)

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

[VIEW >](#)



[VIEW SITE PLAN >](#)





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# UNIT 1

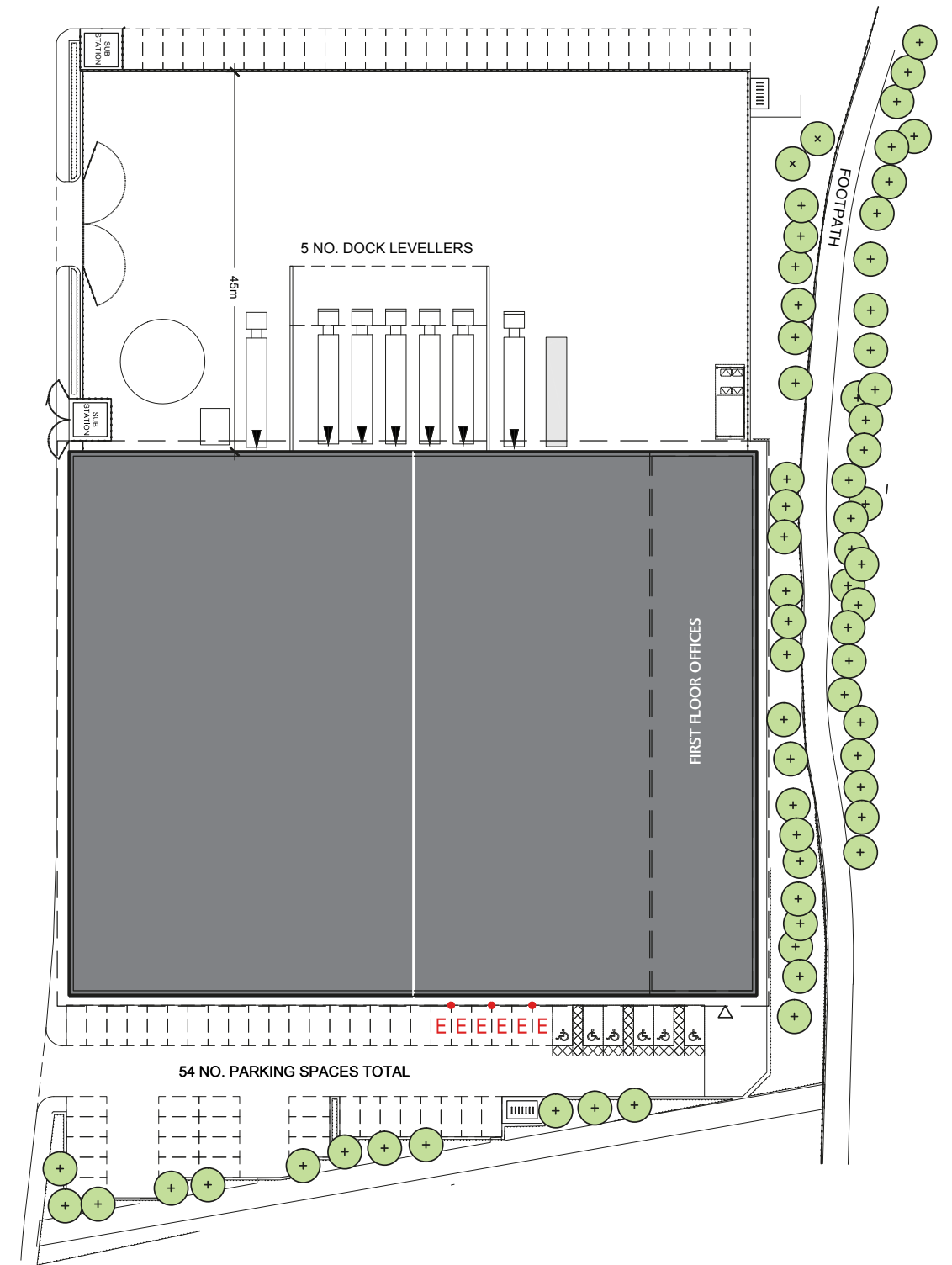
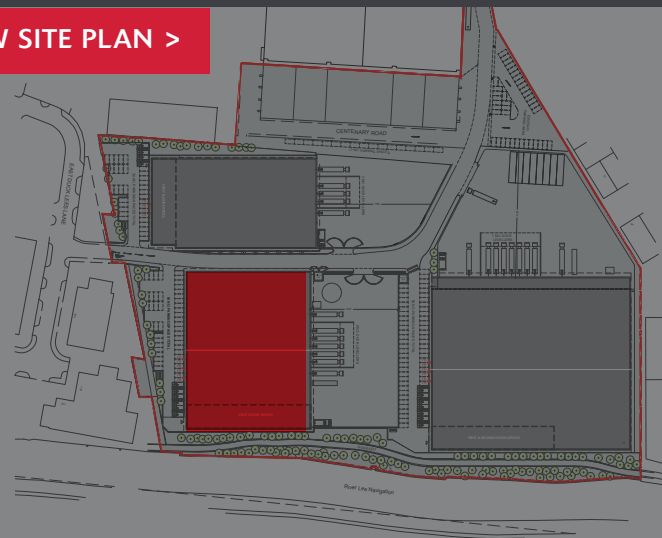
## 64,590 SQ FT

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

	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.

[VIEW SITE PLAN >](#)





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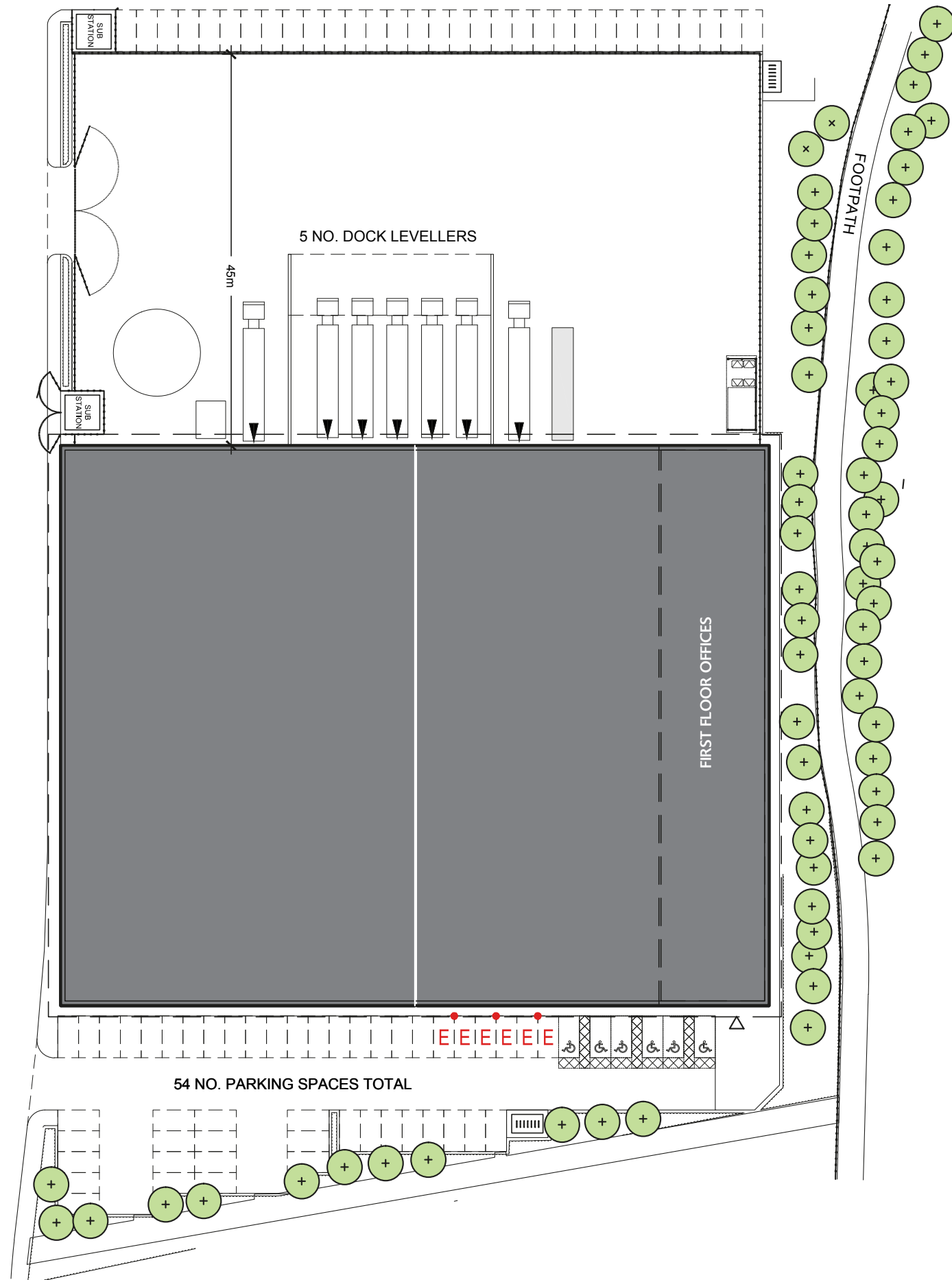
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# UNIT 1

64,590 SQ FT





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# UNIT 2

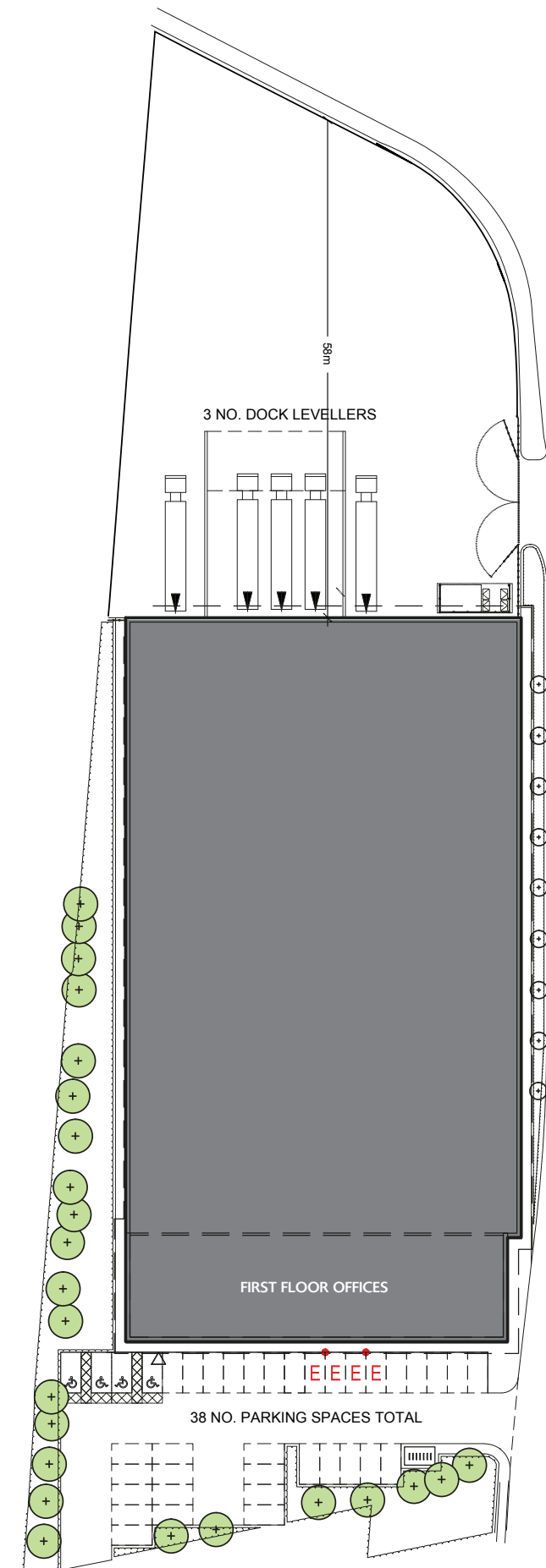
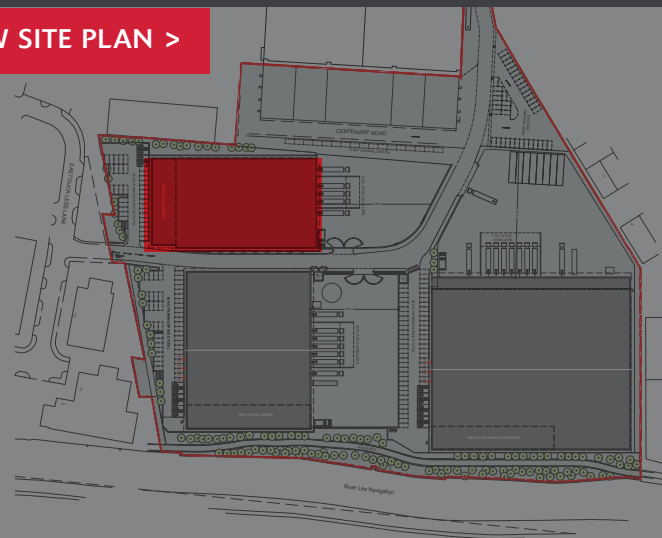
## 48,330 SQ FT

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.

[VIEW SITE PLAN >](#)





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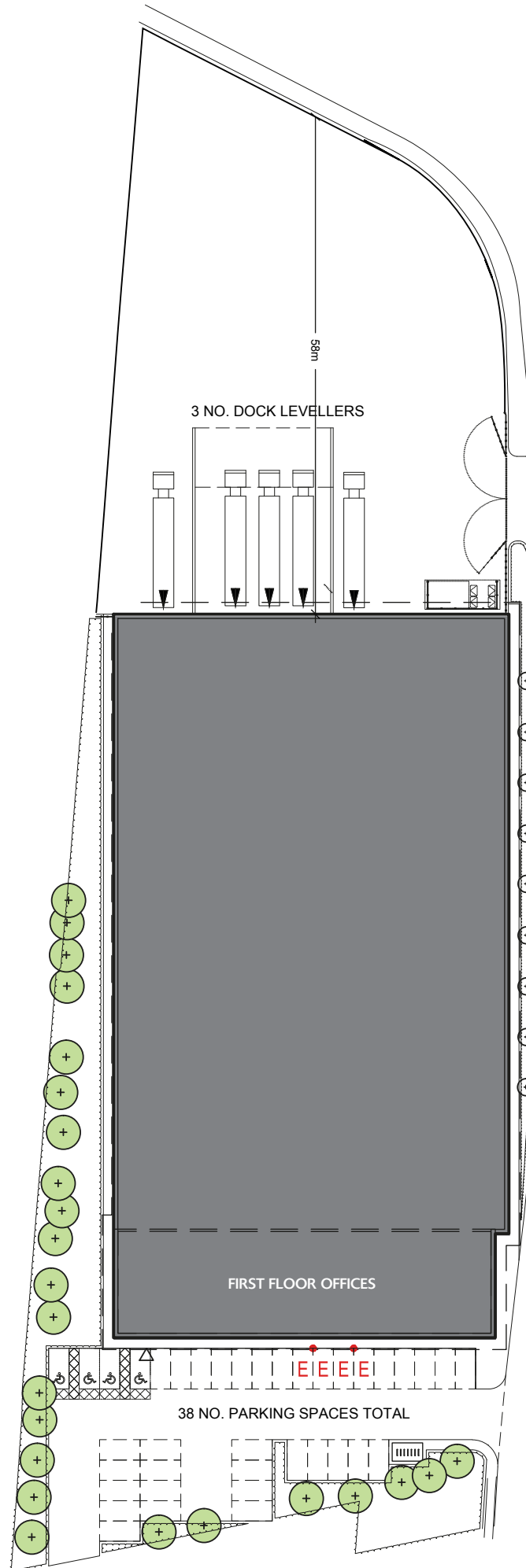
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# UNIT 2

48,330 SQ FT





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# UNIT 3

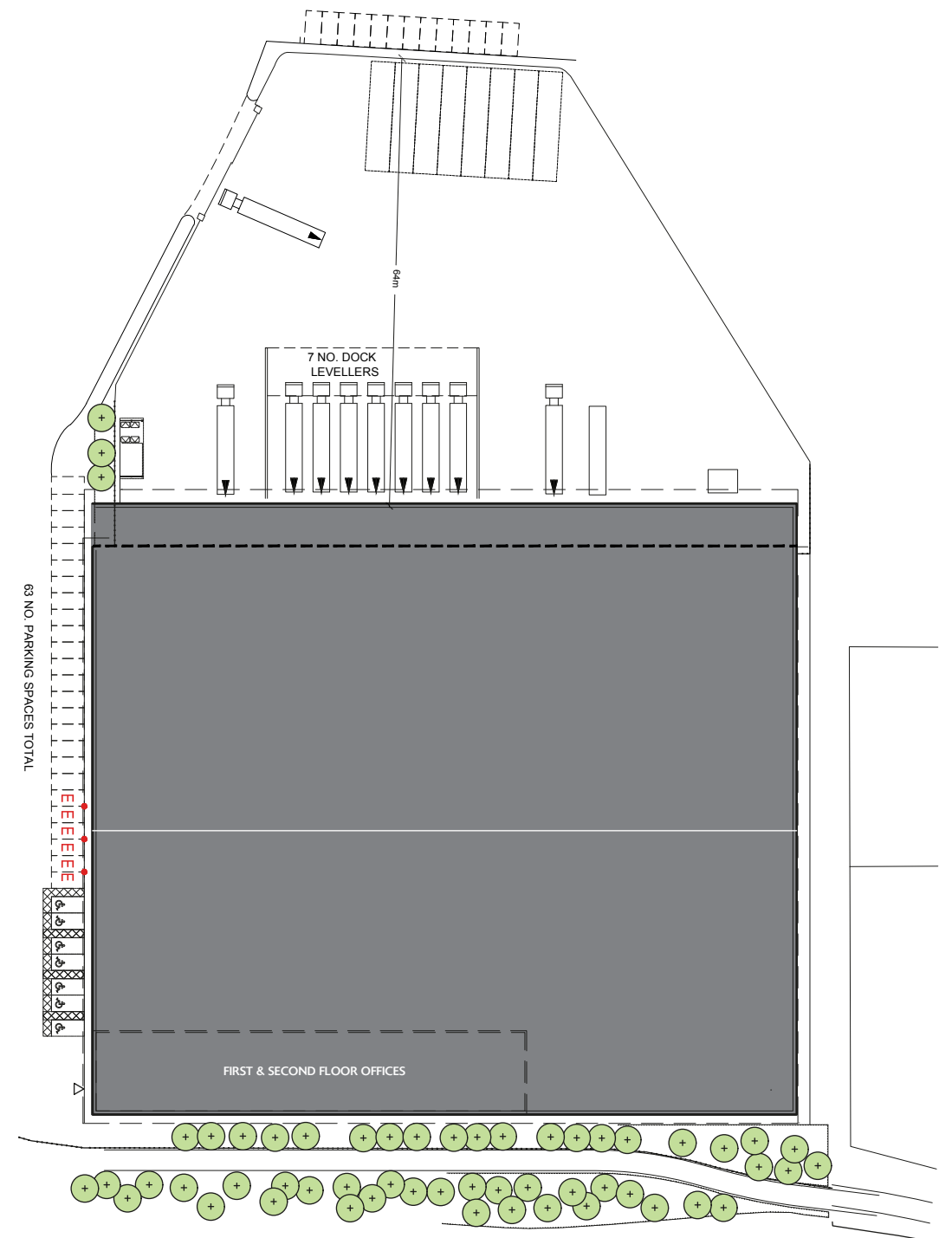
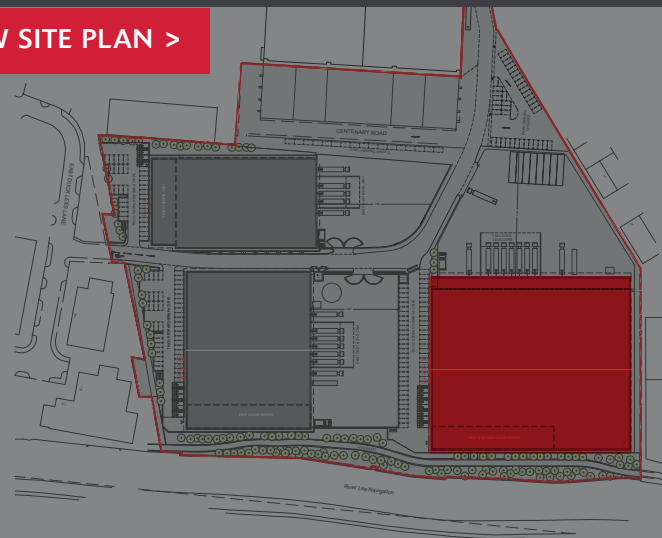
## 115,480 SQ FT

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

	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.

[VIEW SITE PLAN >](#)







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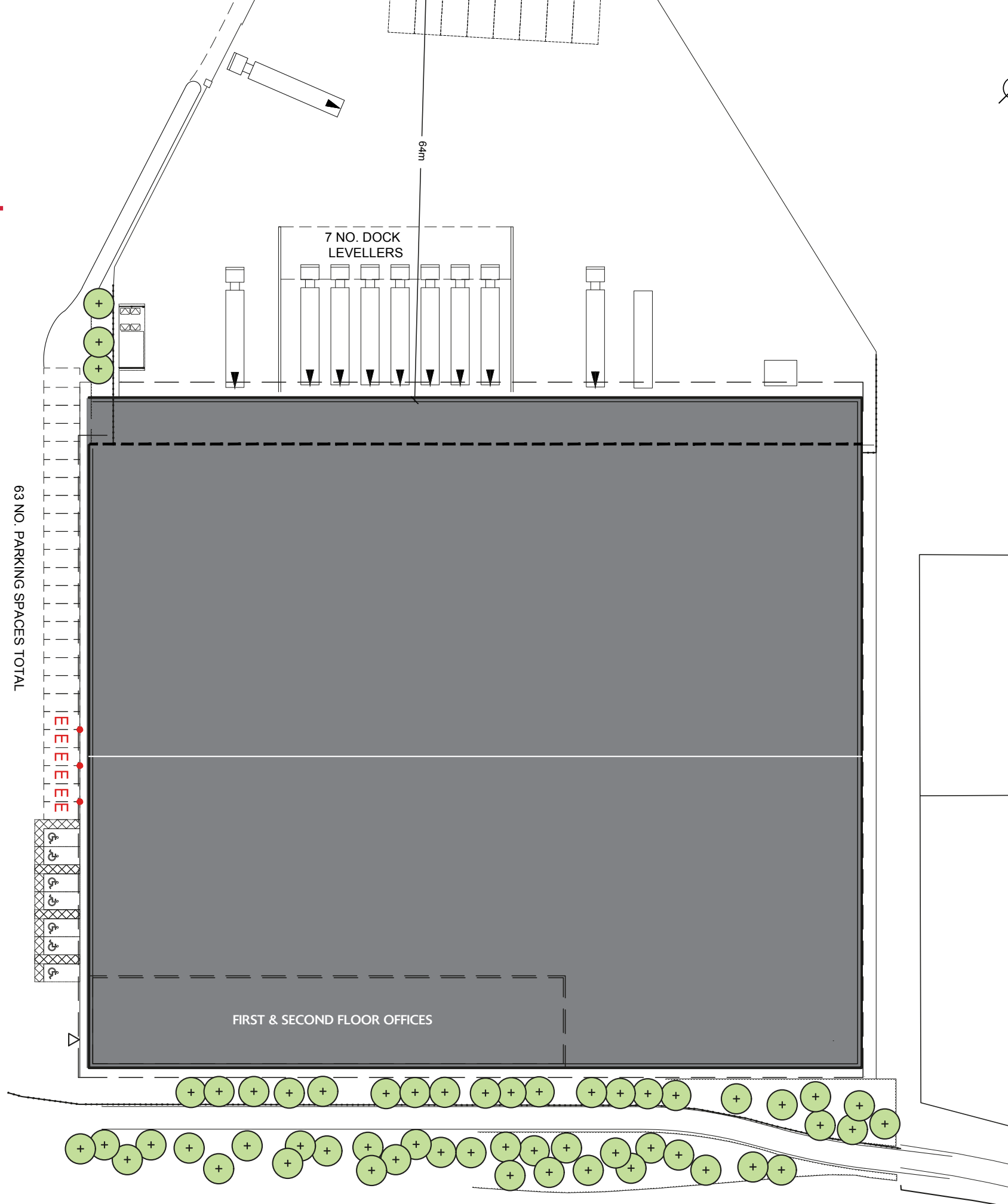
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# UNIT 3

115,480 SQ FT





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# 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



[VIEW INTERACTIVE MAP >](#)

SAT NAV REF: EN3 7SS

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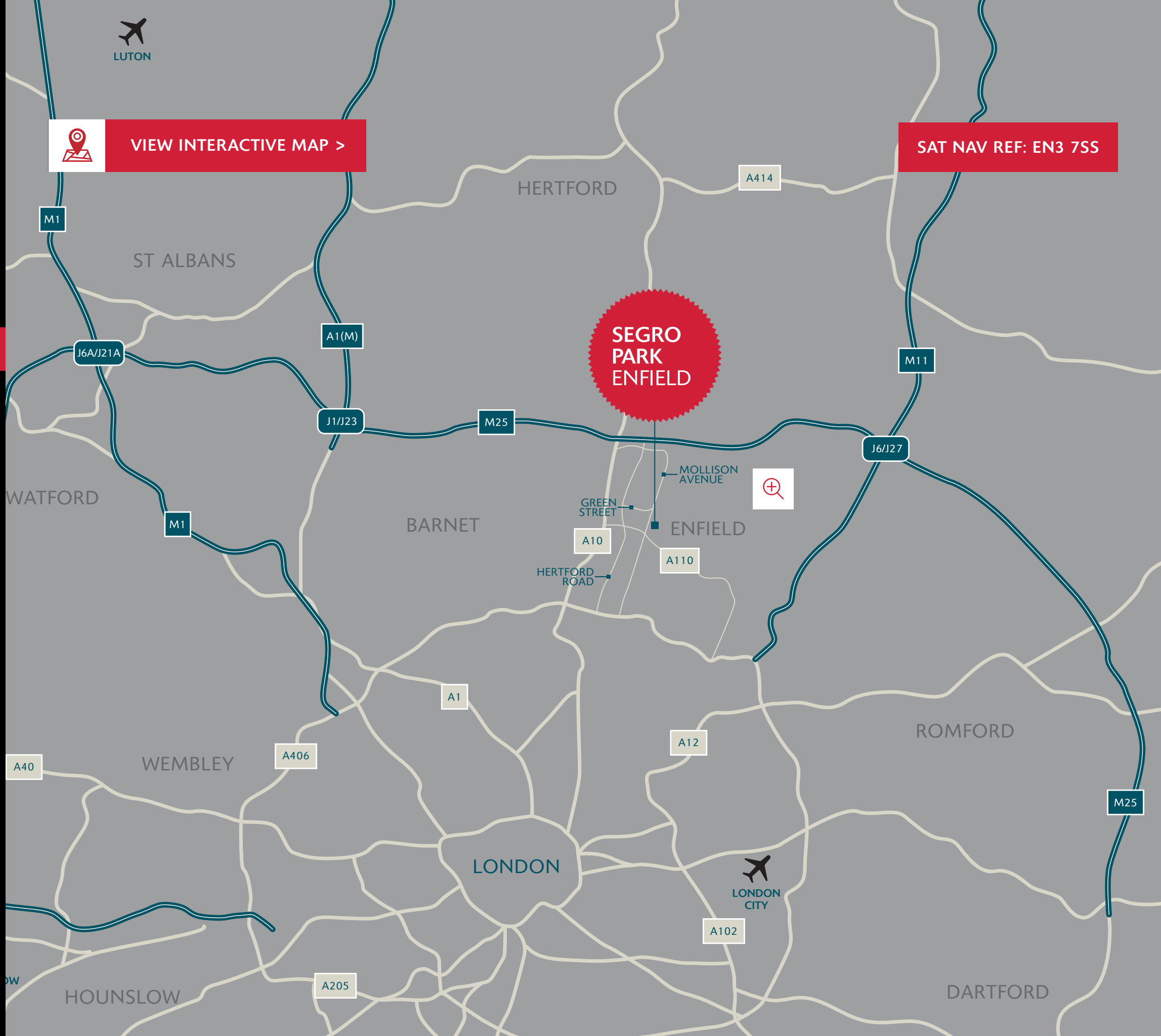
TRAVEL TIMES

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**SEGRO  
PARK  
ENFIELD**





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**SEGRO  
PARK  
ENFIELD**





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# TRAVEL TIMES



## Tottenham Hale

6 minutes



## Liverpool Street

23 minutes from Ponders End Station  
25 minutes from Brimsdown Station



## A406

3.1 miles

## M25

4.0 miles

## M11

6.6 miles



## City Airport

17 miles

## Stansted

30 miles

## Luton

28 miles

## Heathrow

37 miles (via M25)



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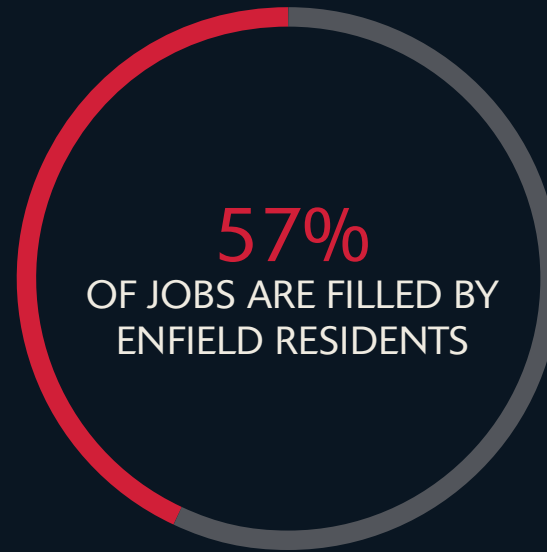
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# IN A SPECIAL PLACE: ENFIELD



**SECOND**  
LARGEST INDUSTRIAL  
LOCATION IN THE CAPITAL



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



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



**12,320**  
BUSINESSES LOCATED  
WITHIN ENFIELD



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







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# 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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