

SEGRO  
PARK  
ENFIELD

# SPECIALLY DESIGNED, FOR YOUR BIGGEST NEEDS

117,476 SQ FT  
INDUSTRIAL UNIT WITH  
EXCEPTIONAL 64M YARD LENGTH

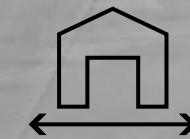
SEGRO

# SPACE THAT WORKS FOR GIANTS

Boasting an impressive 2mVa power provision, 12m eaves heights that provide more racking options, large yard depth and enhanced access options throughout. All to make sure that your business runs efficiently in a space that can accommodate not only your needs today, but future demands as well.



117,476 SQ FT



64M  
YARD DEPTH



12M  
EAVES HEIGHT



TOTAL POWER  
2,000 KVA



PRIME LOGISTICS  
LOCATION



7 DOCK  
LEVELLER DOORS



2 LEVEL  
ACCESS DOORS



OPTION TO INSTALL  
A MEZZANINE

# 64m

## YARD DEPTH

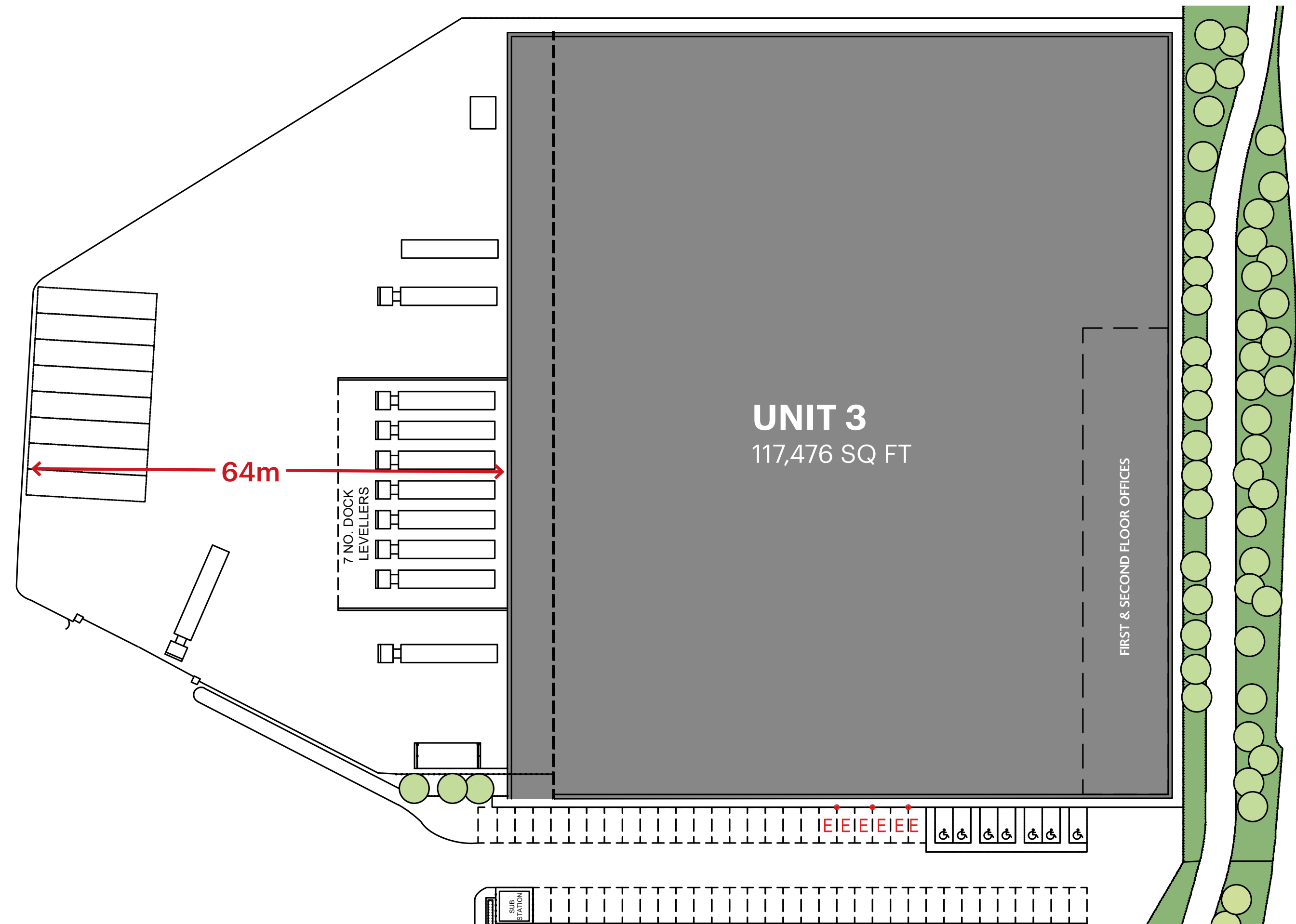
# UNIT 3

117,476 SQ FT

## Specification

Power	2000kVa
Dock leveller doors (3m wide x 3m high)	7
Level access doors (4m wide x 5m high)	2
Height to underside of haunch	12m
Yard depth	up to 64m
Floor loading	50kN/m <sup>2</sup>
Car parking spaces	63
EV chargers, with option to install more	7

Accommodation	SQ FT	SQ M
Ground floor warehouse	98,104	9,114
First floor offices	8,832	821
Second floor offices	8,832	821
Reception	1,708	159
<b>TOTAL</b>	<b>117,476</b>	<b>10,914</b>





# WIDE OPEN SPACES FOR BRIGHT PEOPLE

SEGRO Park Enfield | Unit 3 Office space



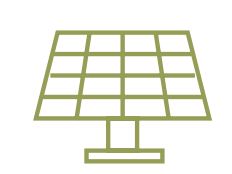
Reception, Unit 3

A major part of SEGRO's approach is to create well-considered spaces for people to work in day to day. SEGRO Park Enfield features modern offices with quality finishes and plenty of natural light throughout.

Amenities like dedicated breakout areas with exceptional views, outdoor gym and seating areas, bike racks and many more handy conveniences — all to ensure a great place to work for your staff.

# WORKDAY SPECIAL, PLANET APPROVED

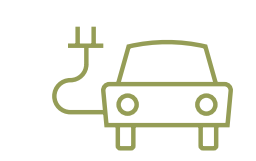
SEGRO Park Enfield is a Carbon Neutral industrial development that exceeds industry sustainability targets while blending efficiency with wellbeing. Featuring enriched biodiverse landscaping, modern office comforts, and outdoor spaces, it feels more like a park than a typical industrial estate—designed to support your business, your people, and the planet every day.



**ELECTRICAL EFFICIENCY**  
Photovoltaic roof panels, LED lighting, electric car charging points and maximising natural daylight contribute to industry leading standards.



**EPC RATING 'A' & BREEAM 'EXCELLENT'**  
BREEAM 'Excellent' and high EPC ratings boost sustainability, cut energy costs, and improve profitability.



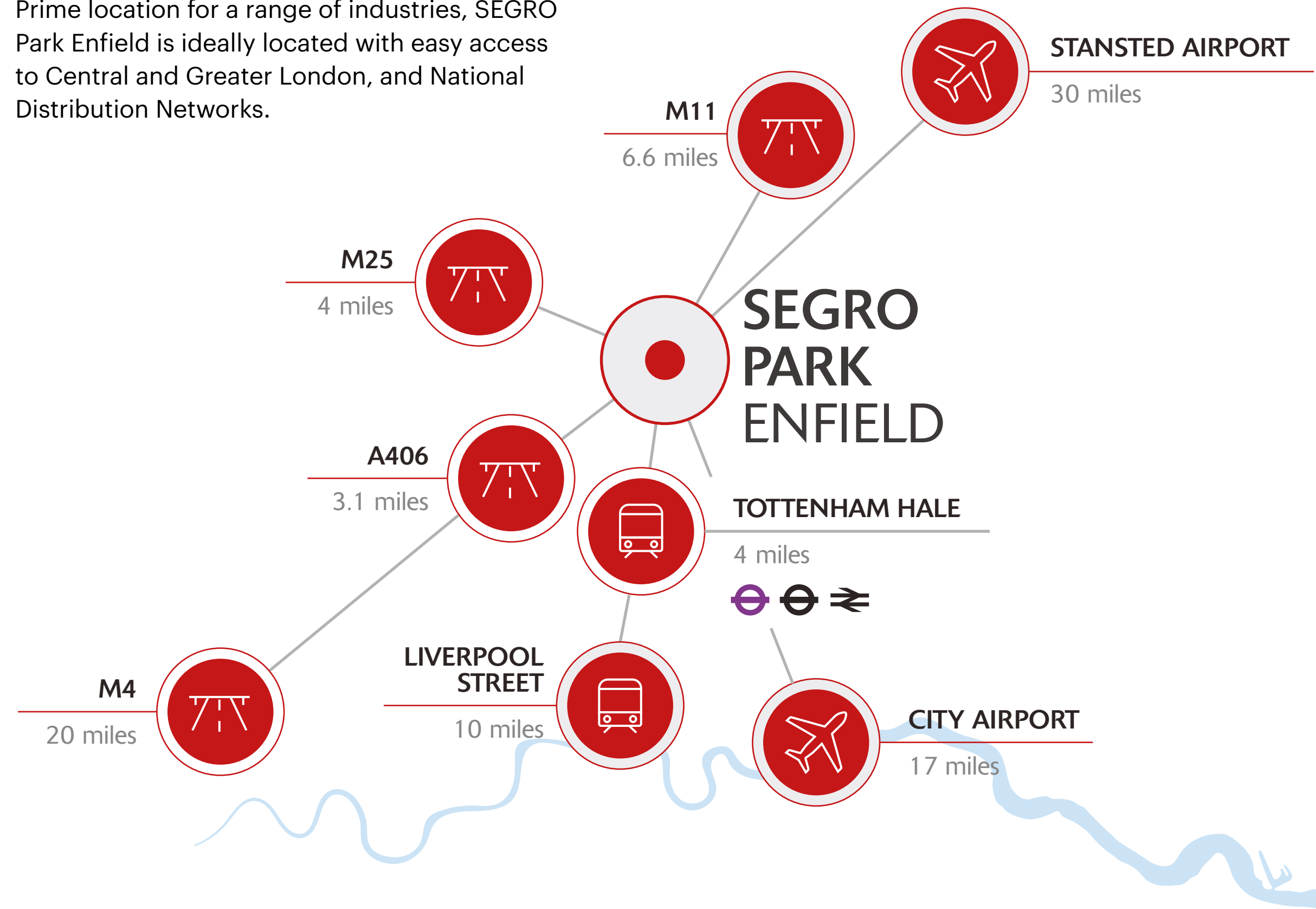
**EV CHARGING**  
Electric vehicle charging is essential for sustainable transportation, reducing fossil fuel reliance and environmental impact.



**WELLBEING**  
Designed to enhance the wellbeing of your staff, and featuring an enriched biodiverse landscaping, feeling more like a park than a typical industrial estate.

# AN EXCEPTIONAL LOCATION, YOUR ACCESS TO ALL THINGS GREATER

Prime location for a range of industries, SEGRO Park Enfield is ideally located with easy access to Central and Greater London, and National Distribution Networks.



**M25, A10 & A406**  
All run through the borough of Enfield

**2ND LARGEST**  
Industrial location in the capital

**14,200**  
Businesses located within Enfield

**5TH LARGEST**  
London borough by population size

# SEGRO PARK ENFIELD

For more information  
please visit [SEGRO.com/parkenfield](https://www.segro.com/parkenfield)  
or contact our joint agents:



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SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 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 seven other European countries.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive. A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent. Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company.

See [www.segro.com](https://www.segro.com) for further information.

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**WHAT3WORDS ///**  
REVEAL.RUNGS.ASKING

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