

SEGRO
PARK
ENFIELD

FLEXIBLE SPACE,
MAXIMUM CHOICE.
THAT'S SPECIAL.

INDUSTRIAL / WAREHOUSE
SPACE TO LET
UNIT 1 65,806 SQ FT
UNIT 2 49,171 SQ FT

SEGRO

A SPECIAL OPPORTUNITY

DESIGNED FOR THOSE WHO DON'T SETTLE FOR ANYTHING LESS. THAT'S SPECIAL.

Designed for efficiency and built to be future-proof, Units 1 & 2 at SEGRO Park Enfield offers the perfect space for your business, with a host of features and considerations that optimise day-to-day operations.

With up to 1mVa power provision*, and 12m eaves heights providing more racking options, combined with large yard depths and enhanced access options across both units, ensures that your business runs efficiently in a space that can accommodate not only your needs today, but future demands as well.

*0.93mVa Unit 1, 1mVa Unit 2.



SPECIAL IS IN THE DETAIL

Each unit at SEGRO Park Enfield has been designed and built to ensure your business can operate with maximum ease and efficiency.



UNIT 1

- 930kVa power provision
- 5 dock leveller doors
- 2 level access doors
- 45m yard depth



UNIT 2

- 1000kVa power provision
- 3 dock leveller doors
- 2 level access doors
- Up to 58m yard depth



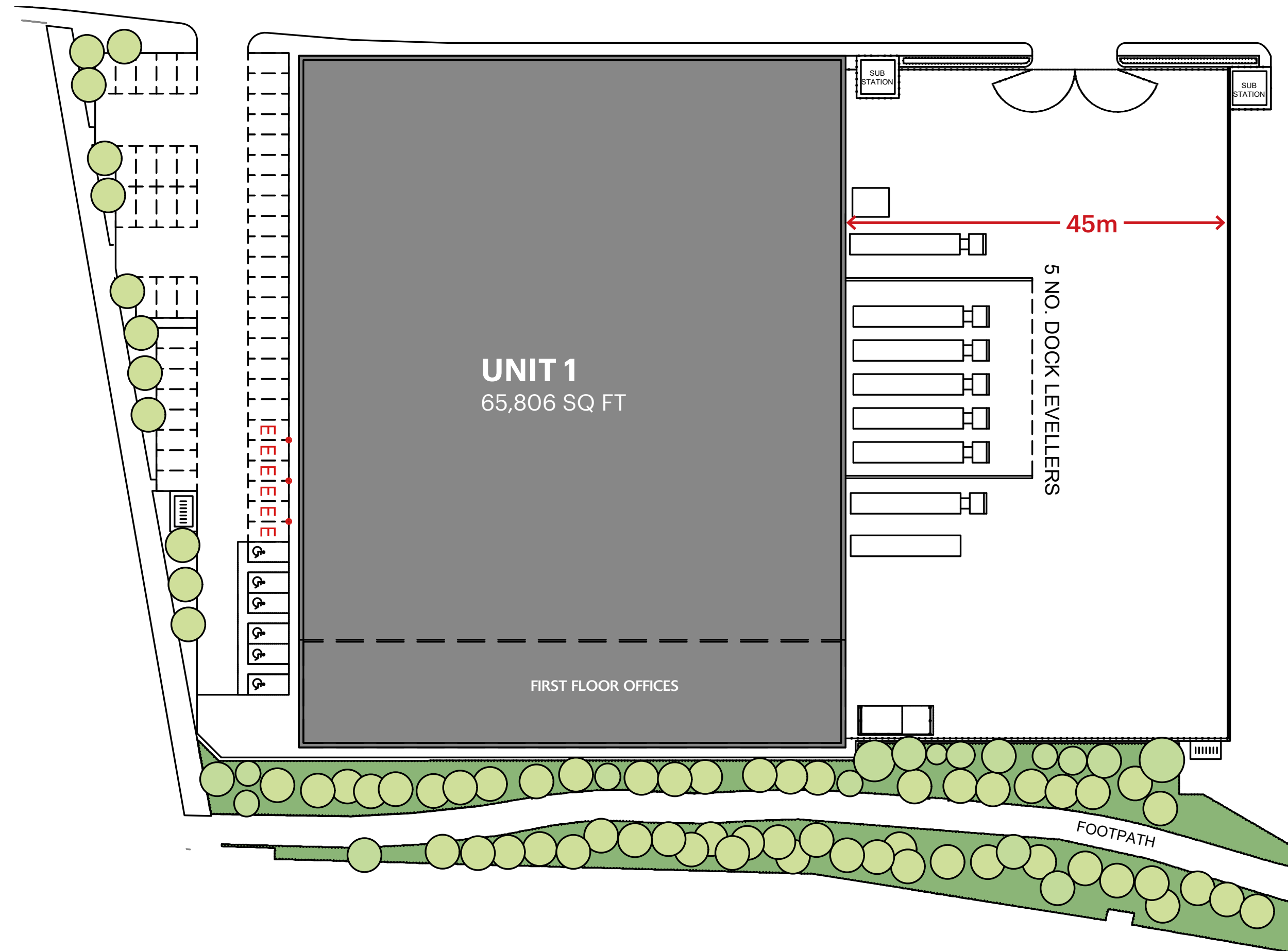
UNIT 1

65,806 SQ FT

Specification

Power	930kVa
Dock leveller doors (3m wide x 3m high)	5
Level access doors (4m wide x 5m high)	2
Height to underside of haunch	12m
Yard depth	45m
Floor loading	50kN/m ²
Car parking spaces	54
EV chargers, with option to install more	6

Accommodation	SQ FT	SQ M
Ground floor warehouse	54,860	5,097
First floor offices	9,134	849
Reception	1,812	168
TOTAL	65,806	6,114



UNIT 2

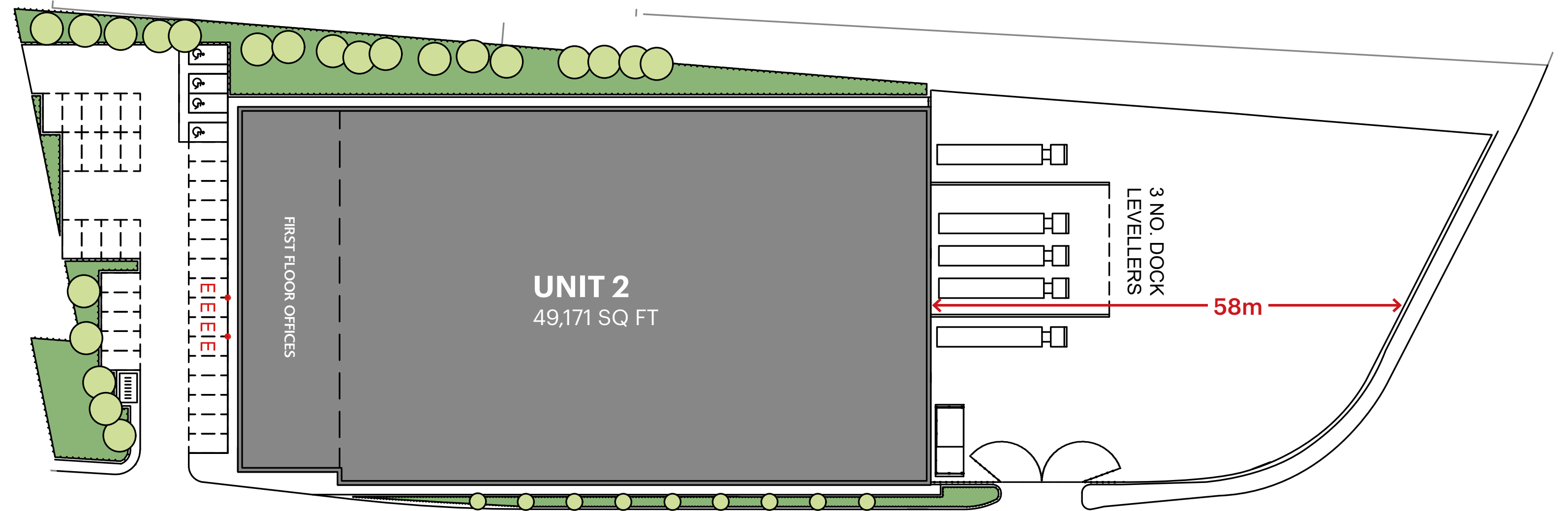
49,171 SQ FT

Specification

Power	1000kVa
Dock leveller doors (3m wide x 3m high)	3
Level access doors (4m wide x 5m high)	2
Height to underside of haunch	12m
Yard depth	up to 58m
Floor loading	50kN/m ²
Car parking spaces	38
EV chargers, with option to install more	4

Accommodation	SQ FT	SQ M
Ground floor warehouse	41,453	3,851
First floor offices	6,315	587
Reception	1,403	130
TOTAL	49,171	4,568

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



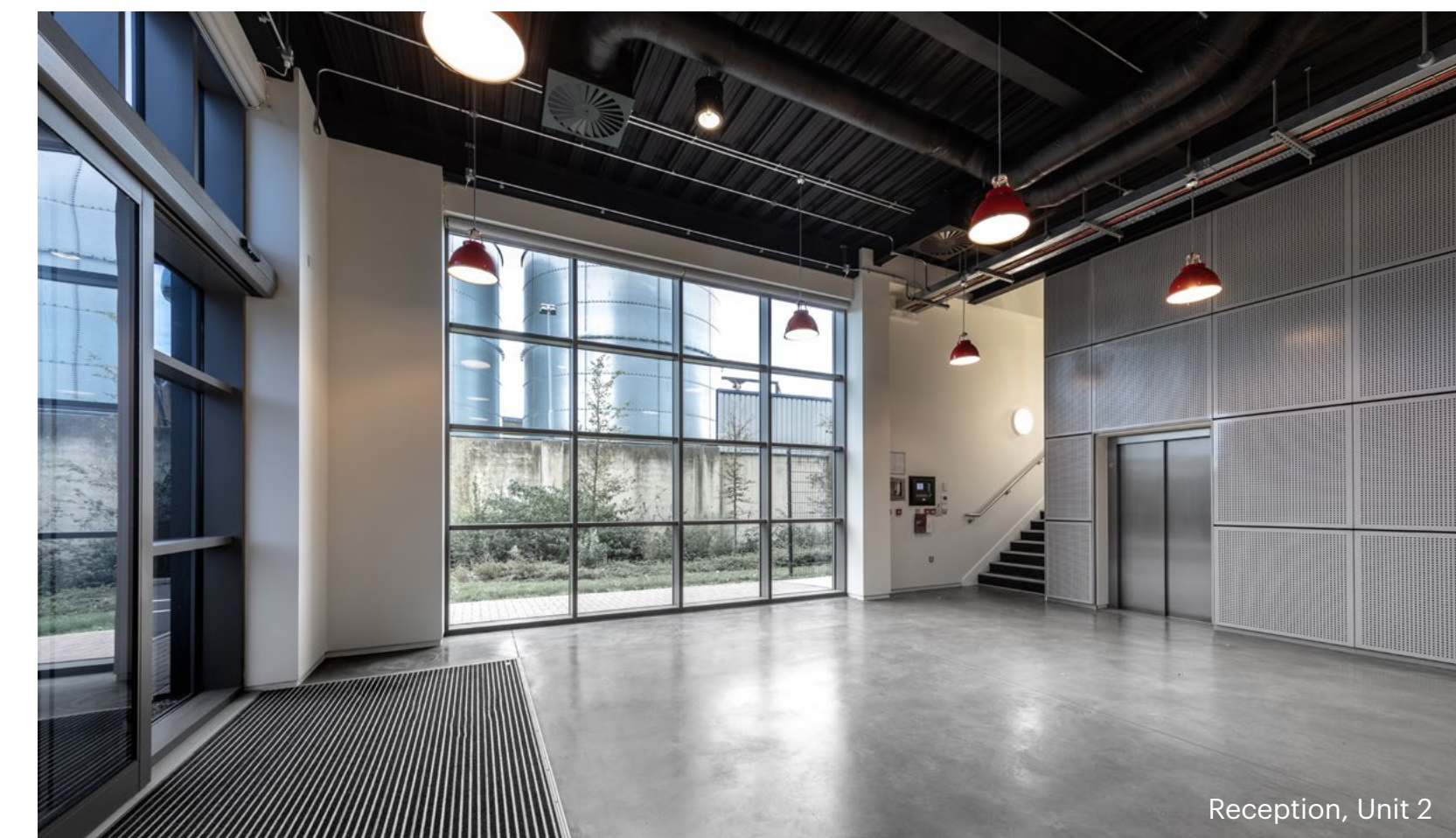


SPECIAL INSIDE AND OUTSIDE

First floor office, Unit 1



First floor meeting room, Unit 1



Reception, Unit 2

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.

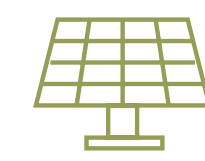
ESPECIALLY EFFECTIVE, FOR YOUR PEOPLE AND THE PLANET

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.



UNIT 1
65,806 SQ FT

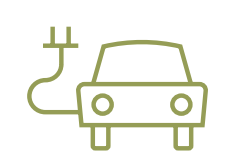
UNIT 2
49,171 SQ FT



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.



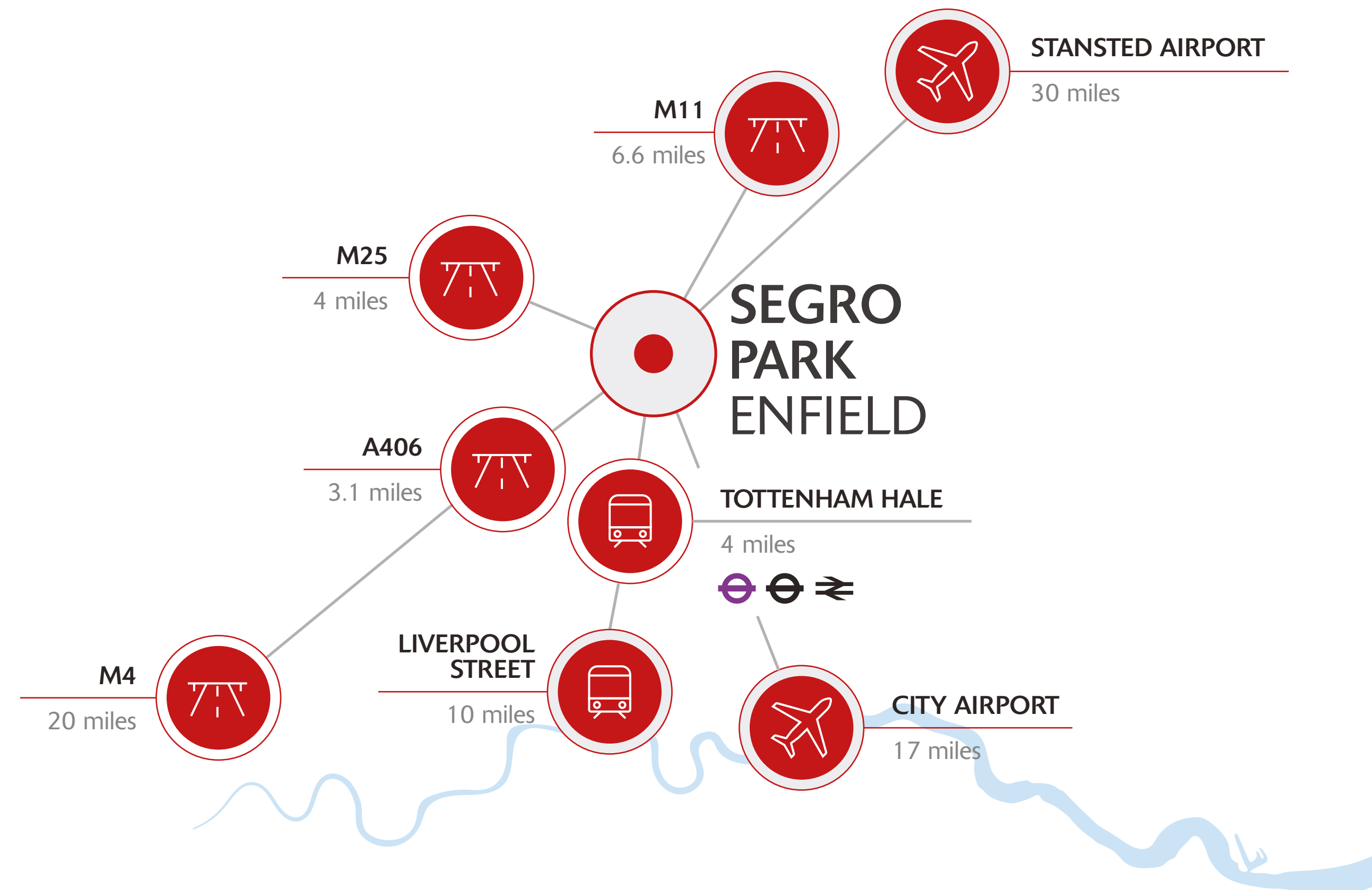
EV CHARGING
Electric vehicle charging is essential for sustainable transportation, reducing fossil fuel reliance and environmental impact.



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.

MAKE EVERY DELIVERY, A SPECIAL DELIVERY.

A prime location for a range of industries, and with easy access to Central London, as well as National Distribution Networks — SEGRO Park Enfield is ideally positioned to amplify the benefits of a site where every mile saved means another customer satisfied.



- 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)
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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 for further information.

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WHAT3WORDS ///
REVEAL.RUNGS.ASKING

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