

SEGRO PARK ENFIELD



A SPECIAL OPPORTUNITY

THREE INDUSTRIAL UNITS TO LET
49,171 / 65,806 / 117,476 SQ FT

POSTCODE
EN3 7SS

SEGRO

SEGRO PARK ENFIELD OFFERS EXCEPTIONAL, FUTURE-PROOF SPACES BUILT WITH YOUR NEEDS IN MIND



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THREE WAYS TO ELEVATE YOUR BUSINESS, TAKE YOUR PICK

UNITS ① 65,806 sq ft ② 49,171 sq ft ③ 117,476 sq ft



SPECIAL WAREHOUSES DESIGNED FOR TODAY, TOMORROW, AND THE FUTURE

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

Boasting an impressive 3.9mVa power provision, 12m eaves heights that provide more racking options, large yard depths 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.

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.

BREEAM

BREEAM 'EXCELLENT'



EPC RATING 'A'



TOTAL POWER
3,930 KVA



12M EAVES



EV CHARGERS



MODERN AIR
CONDITIONED OFFICES



45M TO 64M
YARD DEPTHS



NATURAL
LIGHT



OUTDOOR SPACES



BRIGHT SPACES FOR BRIGHT PEOPLE



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.



UP TO **64m**

YARD DEPTH



UNIT 1
5 dock leveller doors
2 level access doors
45m yard depth



UNIT 2
3 dock leveller doors
2 level access doors
Up to 58m yard depth



UNIT 3
7 dock leveller doors
2 level access doors
Up to 64m yard depth

SITE PLAN



Specification

Suitable for classes: E(g)iii, B2 and B8

Total power 3,930 kVA

Up to 64m yard depths

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

1x 8-person lift to the main offices in each unit

Ample parking per unit

Cycle shelters and showers

Secure gated yards with CCTV

Wellbeing

Canal side footpath

Canal-side views

Communal outdoor gym

Modern interiors

Internal breakout area provision

Increased natural light

Sustainability

EPC Rating 'A'

Carbon neutral

BREEAM 'Excellent'

PV panels

Extensive landscaping

LED office lighting



Click to view floor plan

TOTAL
232,453 SQ FT

UNIT 1

65,806 SQ FT

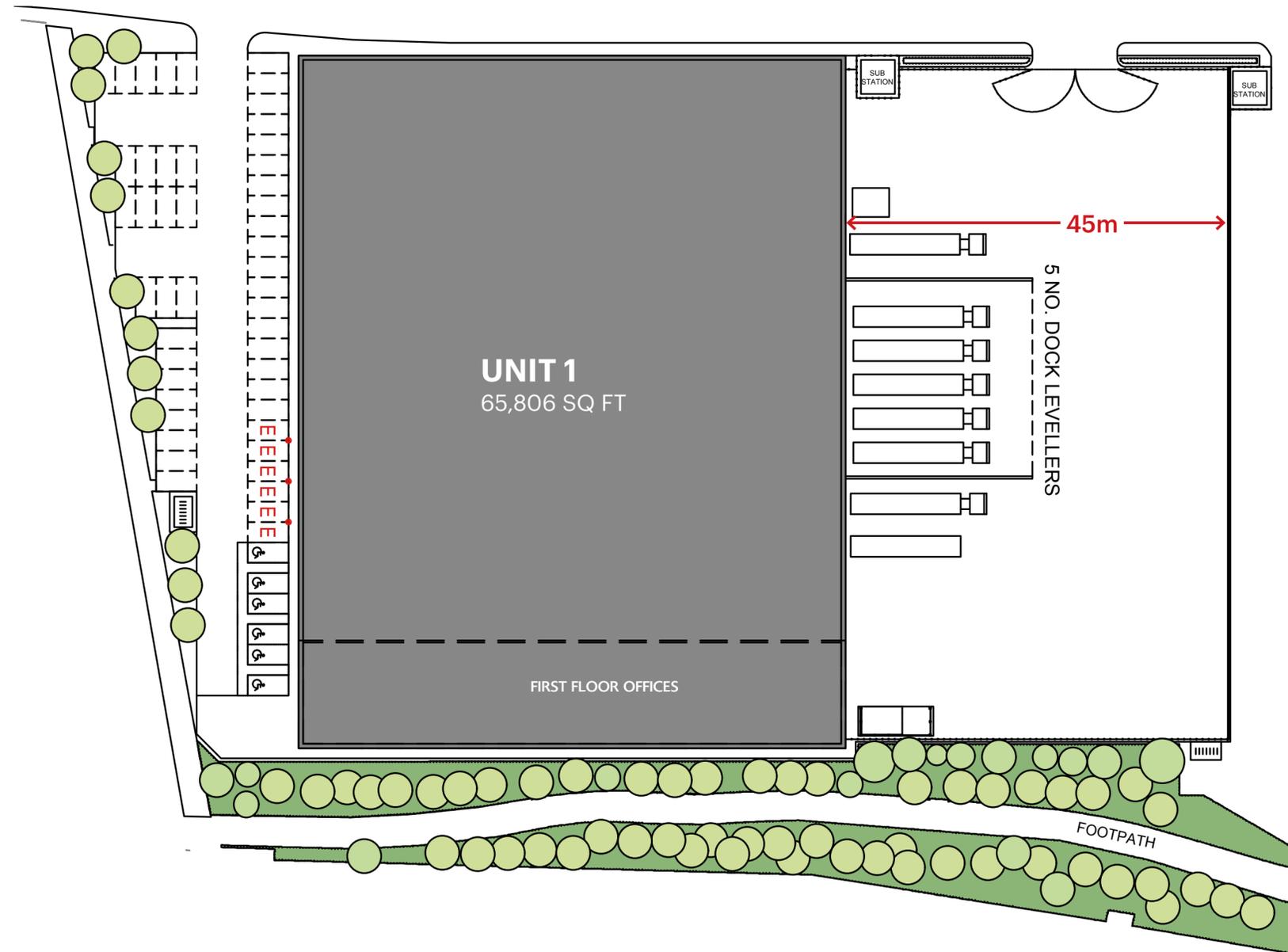


Specification

| | |
|--|---------------------|
| 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 |

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



Click to view floor plan

UNIT 1
65,806 SQ FT

UNIT 2

49,171 SQ FT

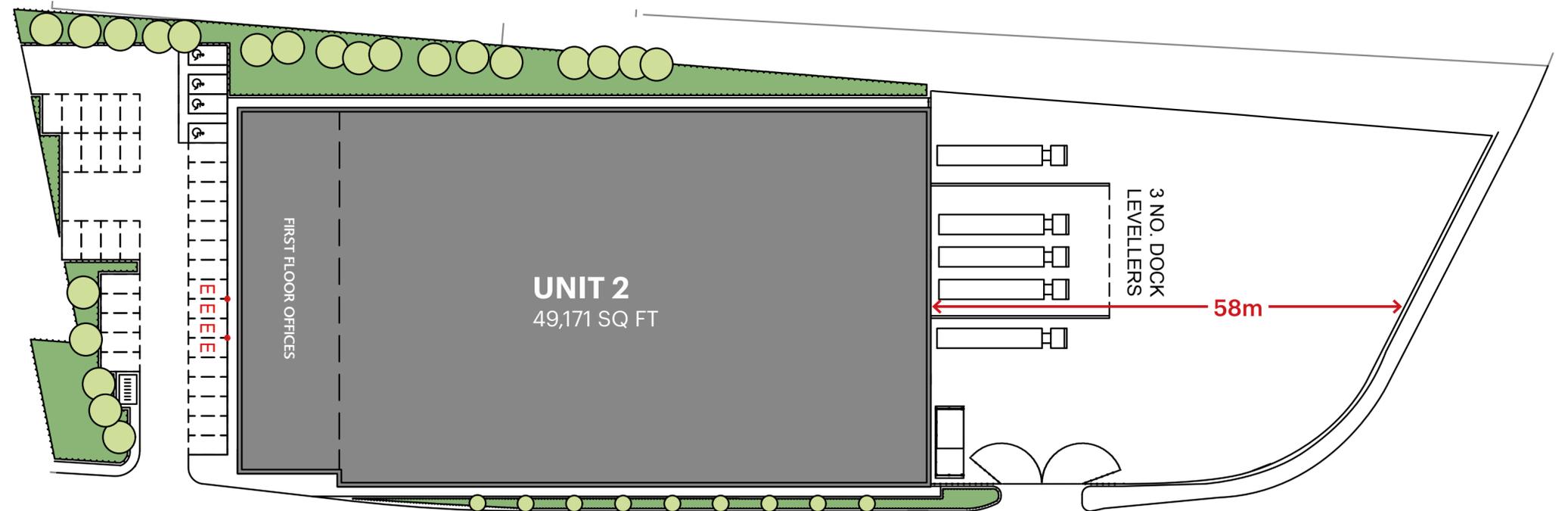


Specification

| | |
|--|---------------------|
| 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.



Click to view floor plan

UNIT 2
49,171 SQ FT

UNIT 3

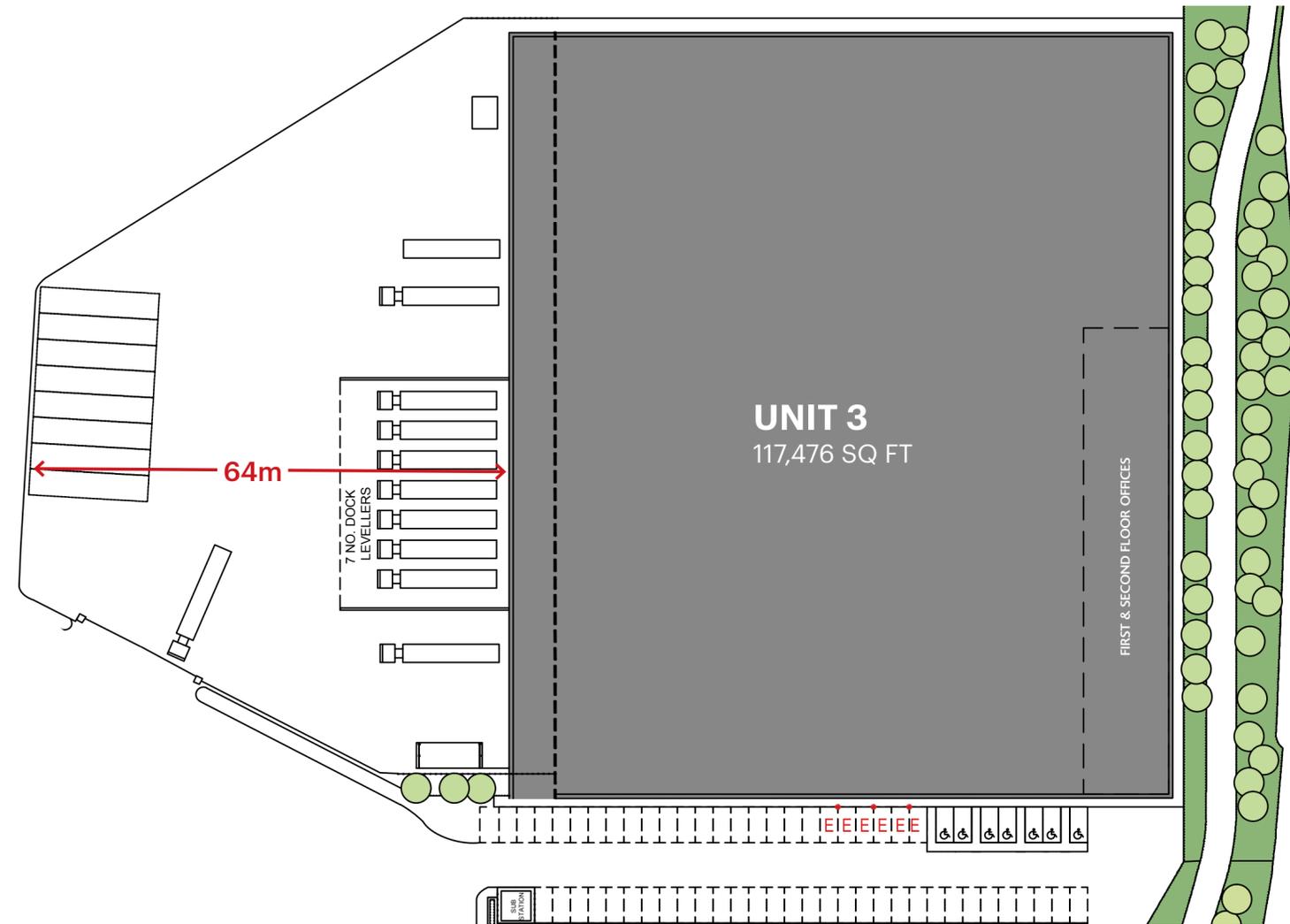
117,476 SQ FT

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 ² |
| 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 |
| TOTAL | 117,476 | 10,914 |

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



Click to view floor plan

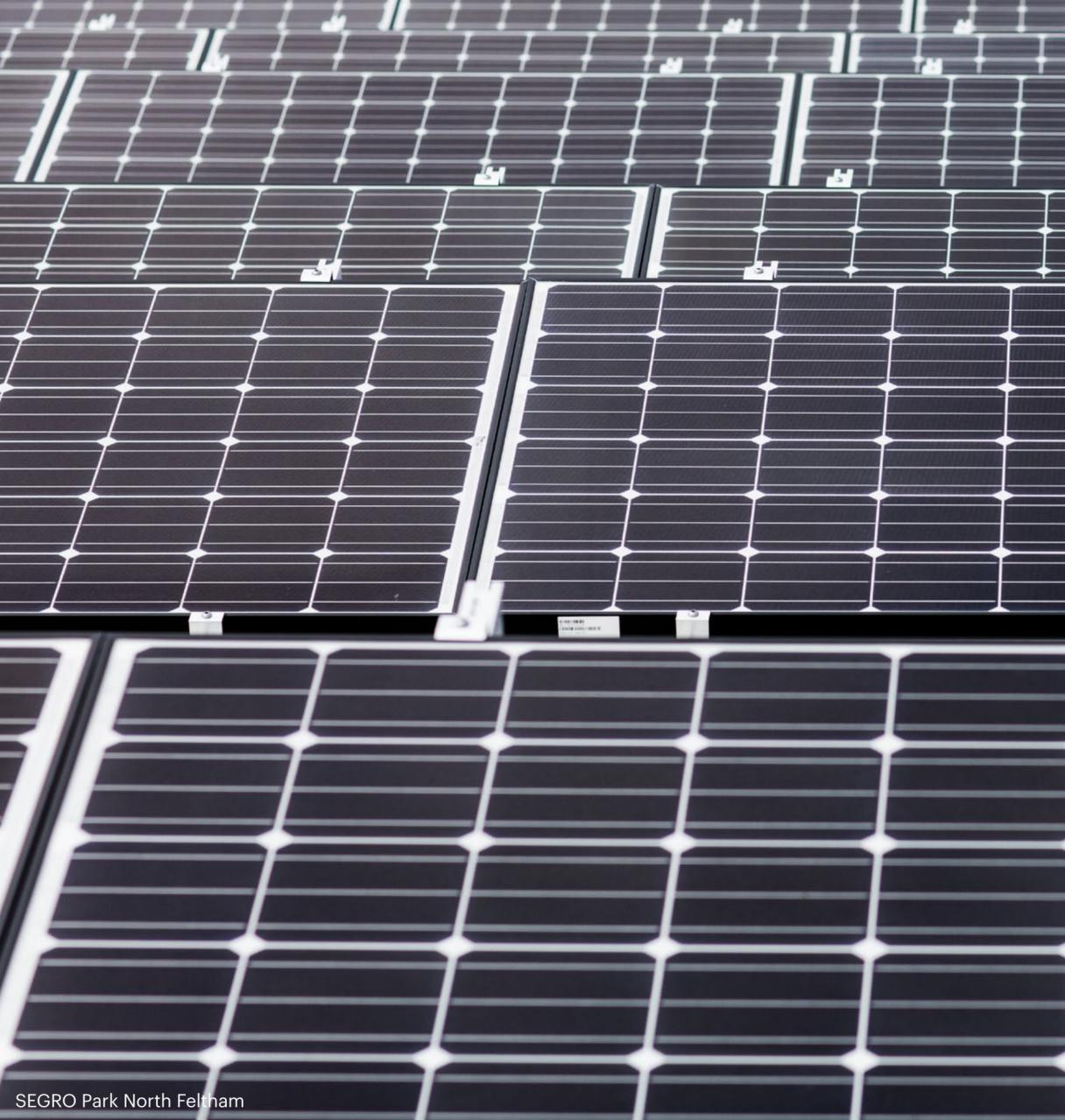
UNIT 3
117,476 SQ FT

SPECIAL AND SUSTAINABLY BETTER. NOT ONLY FOR THE PLANET, BUT YOUR BOTTOM LINE TOO.

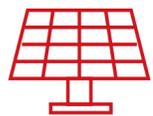


SEGRO Park Enfield exceeds current industry targets for sustainability, including being one of the few Carbon Neutral base build industrial developments in London.

And with plenty of outdoor spaces and modern office comforts, it's made to keep your workforce happy and your business more efficient day-to-day.



SEGRO Park North Feltham



BOOSTED EFFICIENCY

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



CARBON NEUTRAL

Help the environment, save on costs and achieve your own sustainability targets with some of the highest sustainability standards possible, including 'Carbon Neutral' status*.

*The base build units in operation are Carbon Neutral



EPC RATING 'A'

An improved EPC rating provides a more cost-efficient space, lower energy bills, and can offer tax incentives, ultimately enhancing profitability and sustainability.

BREEAM

BREEAM 'EXCELLENT'

The BREEAM rating system is used to indicate levels of environmental, social and economic sustainability. An 'EXCELLENT' BREEAM rating demonstrates a building's energy efficiency, leading to lower operating costs.



EV CHARGING

Electric vehicle charging is crucial for the widespread adoption of sustainable transportation, reducing reliance on fossil fuels, and reducing the impact on the environment.

EVERYTHING TO MAKE YOUR WORKDAY SPECIAL

SEGRO Park Enfield is a place that works for business, body, soul and nature. Designed to enhance the wellbeing of your staff, and featuring an enriched biodiverse landscaping, feeling more like a park than a typical industrial estate.



189 TREES help create 50,450 sq ft of green space



ECOLOGY created by our extensive landscaping and tree planting



TOW PATH for exercise and well being



WATER being near water can help boost mental health



PLENTY OF NATURAL LIGHT



AN EXCEPTIONAL LOCATION, YOUR ACCESS TO ALL THINGS GREATER



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

Total population: 333,800



13,000
high-skilled jobs expected

FUTURE INVESTMENT



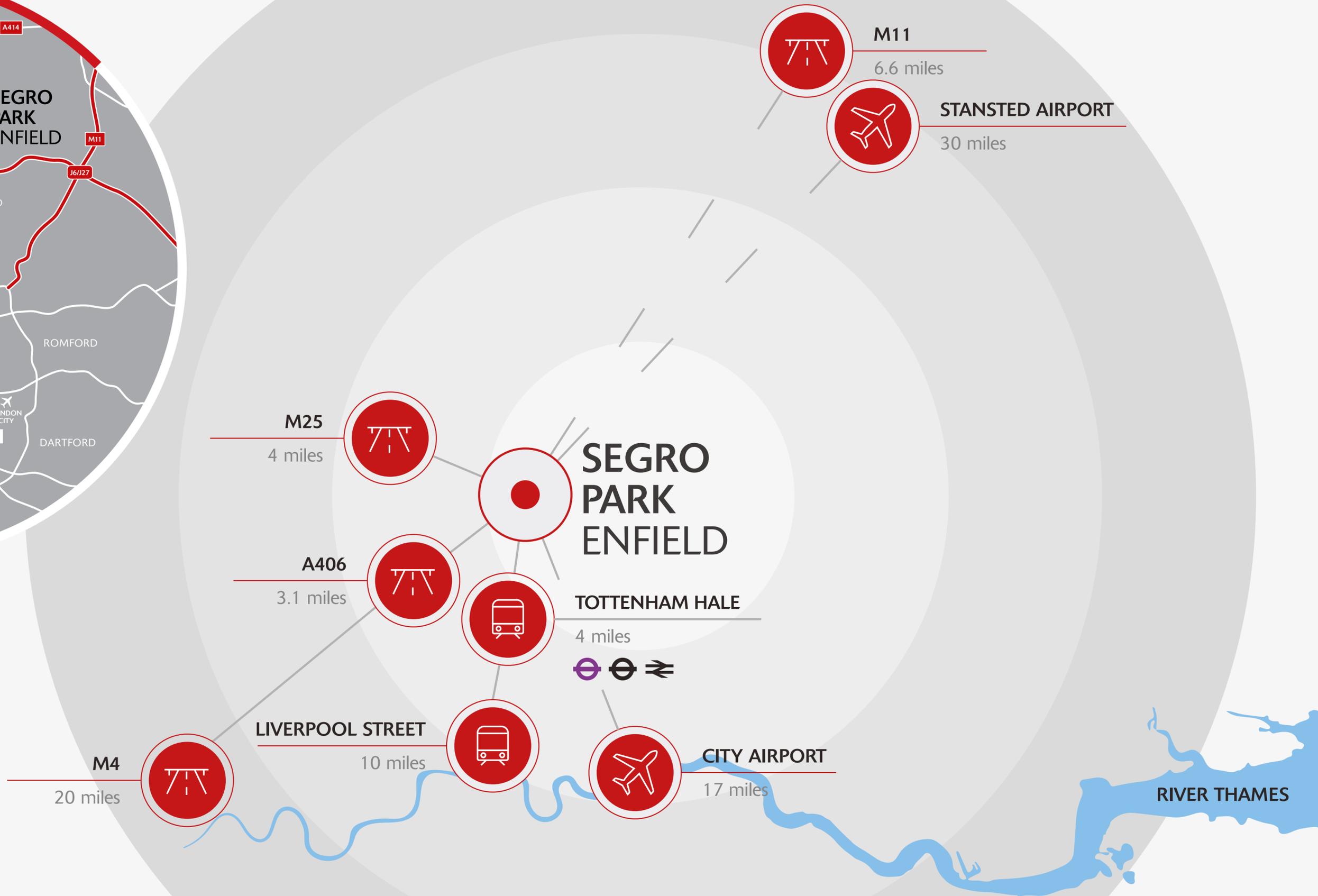
2,000
new homes per year

FUTURE INVESTMENT



A SPECIAL PLACE

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.



BUILDING LONG-TERM PARTNERSHIPS

By working closely with local stakeholders, SEGRO enables businesses to thrive. Future-proofing its new buildings and providing ongoing support and access to training and recruitment opportunities meets the changing needs of customers.



CUSTOMER SERVICE

All customers benefit from a dedicated Asset Management and Property Management team, a relationship that adds real value to your business. SEGRO is committed to providing on-going support for customers through high-quality service standards, flexibility and fast, innovative property solutions.



EMPLOYMENT & TRAINING

SEGRO's Partnership Development Team will work with customers to understand their recruitment needs and, through a network of partners, will help occupiers to access a local talented workforce as well as training providers.



PLANNING SUPPORT

As a long-term investor in Enfield, SEGRO has developed a close relationship with the local authority and is well placed to support customers with introductions to key Council Officers and Councillors to support any planning requirement.

JUST SOME OF OUR EXTRAORDINARY CUSTOMERS



SPECTACULAR, FROM EVERY ANGLE

SEGRO Park Enfield defines excellence in industrial and warehouse space, offering premier facilities that set new standards in sustainability, and a strategic location for a unique opportunity.

UNIT 3
117,476 SQ FT

UNIT 1
65,806 SQ FT

UNIT 2
49,171 SQ FT

**SEGRO PARK
MORSON ROAD**

SEGRO ENDP

SEGRO PARK ENFIELD

Address
**East Duck Lees
Lane EN3 7SS**

WHAT3WORDS ///
REVEAL.RUNGS.ASKING

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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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