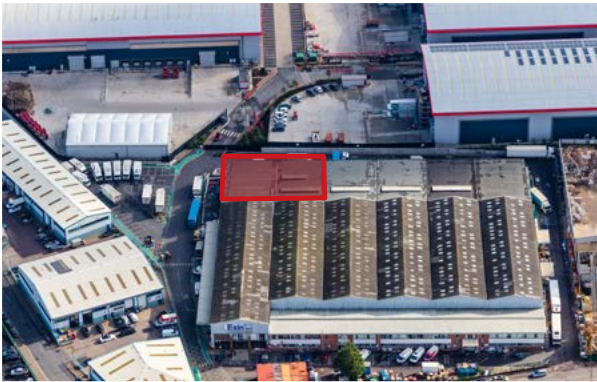


AVAILABLE NOW
NEWLY REFURBISHED
FLEXIBLE LEASE AVAILABLE







UNITS 2-3

SEGRO PARK CENTENARY ROAD

ENFIELD EN3 7UD
📍 ///INDOOR.BOOT.FANCY



TO LET
INDUSTRIAL / WAREHOUSE UNITS
IN A PRIME LOCATION WITHIN ENFIELD
11,225 SQ FT (1,042 SQ M)

-  **Second largest** industrial location in the capital
-  **Excellent connectivity** with the M25, A10 & A406 all running through the Borough of Enfield
-  **15 minute drive** to Tottenham Hale from Ponders End providing access to Underground and bus services
-  **Access** to large labour pool with Enfield as the sixth largest London borough

ACCOMMODATION

UNIT 2	sq ft	sq m
Warehouse	4,527	420
Ground floor office	561	52
First floor office	538	50
UNIT 2 TOTAL	5,626	522
UNIT 3	sq ft	sq m
Warehouse	4,517	419
Ground floor office	544	50
First floor office	538	50
UNIT 3 TOTAL	5,599	520

(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- Newly refurbished
- 69 kVA available in each unit
- 1 roller shutter door per unit
- Demised parking
- Short term leases available
- One way estate access available via Jeffreys Road
- EPC C

DISTANCES

BRIMSDOWN STATION	0.7 miles
A406	3.1 miles
M25 (J25)	4 miles
M11 (J6)	6.6 miles
CITY AIRPORT	17 miles
STANSTEAD AIRPORT	30 miles

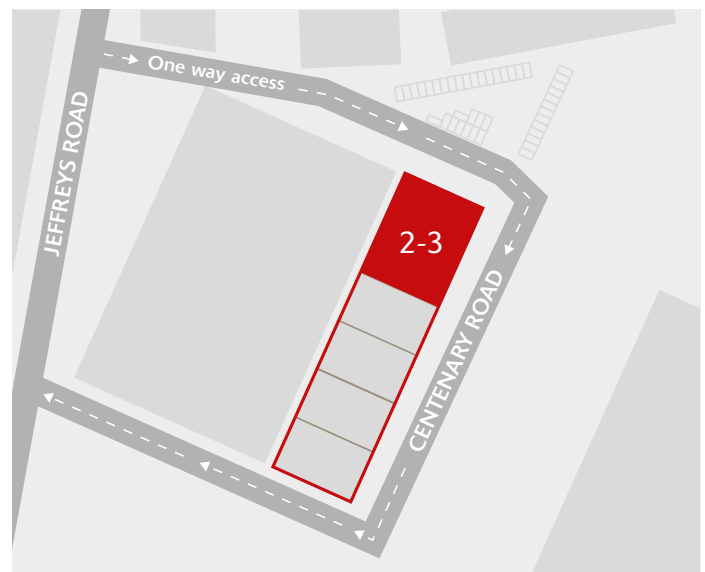
Source: Google maps

ABOUT SEGRO

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 10.4 million square metres of space (112 million square feet) valued at £20.7 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.

See SEGRO.com for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKCENTENARYROAD

Or, alternatively, please contact the joint agents:



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