

**NEW WAREHOUSE / INDUSTRIAL
UNITS FROM 47,000 TO 115,000 SQ FT
AVAILABLE EARLY 2016**



**NAVIGATION
PARK** PHASE 2

SEGRO.com/navigationpark

SEGRO
WHERE BUSINESS WORKS



THE LOGICAL

47,000 TO 115,000 SQ FT OF
GRADE A WAREHOUSE AND OFFICE SPACE.
STRATEGICALLY LOCATED ON THE A1055
(MOLLISON AVENUE) OFFERING EXCELLENT
ACCESS TO THE M25 (J25), WITH DIRECT ACCESS
TO CENTRAL LONDON/A406 (NORTH CIRCULAR),
CLOSE TO PONDER'S END RAILWAY STATION.

ENFIELD IS SCHEDULED TO HAVE AT LEAST 10,000
NEW HOUSES AND 6,000 NEW JOBS, INCREASING
THE POPULATION TO 310,000 BY 2020.

**A PRIME LOGISTICS LOCATION,
NAVIGATION PARK IS UNDER CONSTRUCTION
AND AVAILABLE FOR OCCUPATION EARLY 2016.**

Source: enfield.gov.uk

SOLUTION

- GRADE A WAREHOUSE UNITS
- IMMEDIATE ACCESS TO THE M25/A406
- PHOTOVOLTAIC PANELS RESULTING
IN COST SAVINGS FOR OCCUPIERS
- BREEAM 'VERY GOOD' RATING
- TARGETING AN EPC RATING: A

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DISTRIBUTION

SOLUTION



ADAPTABLE

ACCOMMODATION

UNIT 1	57,420 SQ FT	5,335 SQ M
UNIT 2	68,080 SQ FT	6,326 SQ M
UNIT 3	47,630 SQ FT	4,426 SQ M
TOTAL AREA	173,130 SQ FT	16,087 SQ M

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

Units 2 and 3 can be combined to form one unit of 115,710 sq ft (10,752 sq m).

STRATEGIC CONNECTIONS

DISTANCES

BY ROAD MILES

ENFIELD TOWN CENTRE	2.6
A406 / NORTH CIRCULAR ROAD	3.3
M25, JUNCTION 25	4.2
M11, JUNCTION 4	7
M1, JUNCTION 1	11.5
CENTRAL LONDON	13
M4, JUNCTION 1	18.5
STANSTED AIRPORT	30

BY RAIL (FROM PONDERS END) MINS

LONDON LIVERPOOL STREET	20
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Source: multimap.com / nationalrailenquiries.co.uk



▲ SAT NAV: EN3 4TJ

ABOUT SEGRO

SEGRO is a leading owner, asset manager and developer of modern warehousing, light industrial and data centre properties, principally concentrated in London's Western Corridor (including the Thames Valley).

We know that selecting the right accommodation is fundamental to business success. Our experienced teams provide our customers with the accommodation and the environment that helps their businesses thrive.



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