

AVAILABLE FOR
OCCUPATION Q1 2024

UNITS 2-3

SEGRO PARK CENTENARY ROAD

ENFIELD EN3 7UD



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

- Available for occupation Q1 2024
- Under refurbishment
- 69 kVA power available
- 1 roller shutter door
- Demised parking
- Short term leases available
- One way estate access available via Jeffreys Road
- EPC to be confirmed upon completion

DISTANCES

PONDERS END STATION	1.2 miles
A406	3.1 miles
M25 (J25)	4 miles
M11 (J6)	6.6 miles
CITY AIRPORT	17 miles
STANSTEAD AIRPORT	30 miles

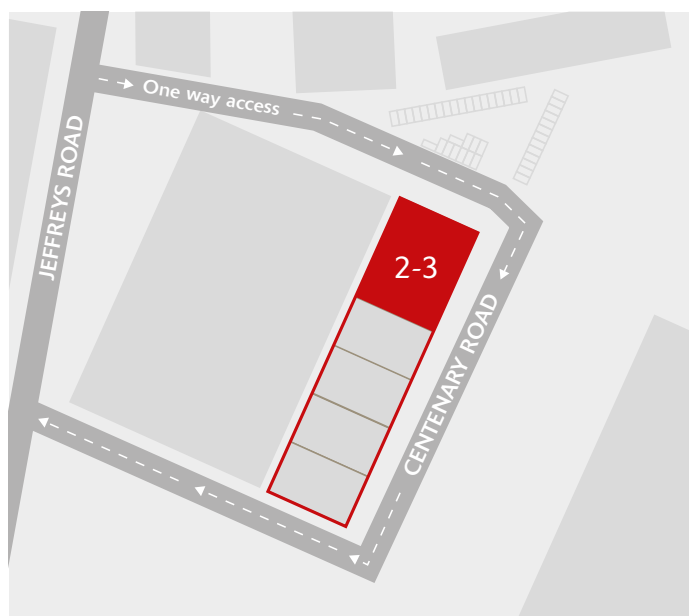
Source: Google maps

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 10.3 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.

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



FOR MORE INFORMATION, PLEASE VISIT
[SEGRO.COM/PARKCENTENARYROAD](https://www.segro.com/parkcentenaryroad)

Or, alternatively, please contact the joint agents:



Ian Harding 020 3369 2453
Eamon Kennedy 020 3369 2469
Paul Quay 020 3369 2485



Peter Higgins 020 3369 2473
Victoria Forster 020 3369 2438
Sam Sandell 020 3369 2450

The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@segro.com. 10/23.

SEGRO

SEGRO.com