

AVAILABLE FOR  
OCCUPATION Q1 2024



# UNITS 2-7

## SEGRO PARK CENTENARY ROAD

ENFIELD EN3 7UD



**TO LET**

**INDUSTRIAL / WAREHOUSE UNITS  
IN A PRIME LOCATION WITHIN ENFIELD**

**33,393 SQ FT (3,102 SQ M)**

[SEGRO.COM/ParkCentenaryRoad](https://segro.com/ParkCentenaryRoad)

**SEGRO**



SPECIFICATION

SEGRO Park Centenary Road provides the perfect opportunity for companies to locate in a prime and prosperous business location. With the M25 and A406 just 4 miles away, the estate benefits from excellent access and transport connections.



Available for occupation Q1 2024



Under refurbishment



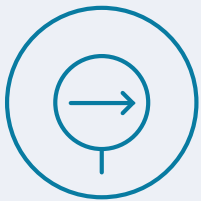
175 kVA power available



Demised parking



Short term leases available



One way estate access available via Jeffreys Road



EPC to be confirmed upon completion

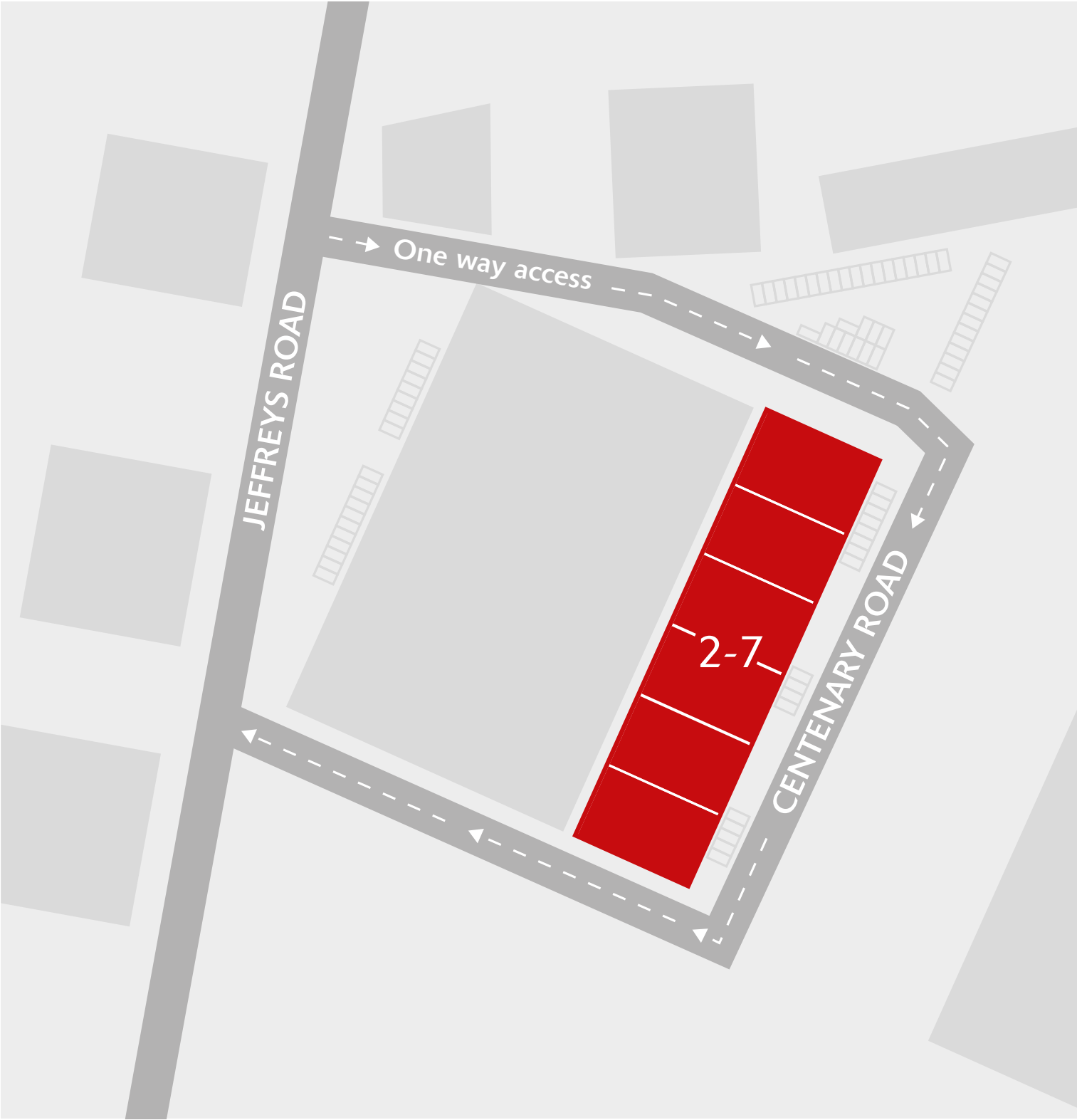


ACCOMMODATION

UNIT 2	sq ft	sq m	UNIT 3	sq ft	sq m	UNIT 4-7	sq ft	sq m
Warehouse	4,527	420	Warehouse	4,517	419	Warehouse	18,260	1,696
Ground floor office	561	52	Ground floor office	544	50	Ground floor office	1,953	181
First floor office	538	50	First floor office	538	50	First floor office	1,955	181
UNIT 2 TOTAL	5,626	522	UNIT 3 TOTAL	5,599	520	TOTAL	22,168	2,059

COMBINED TOTAL	33,393 sq ft	3,102 sq m
----------------	--------------	------------

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





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

## 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

SEGRO PARK CENTENARY ROAD  
IS HOME TO ESTABLISHED  
LOCAL OCCUPIERS

**Sainsbury's** **TESCO**

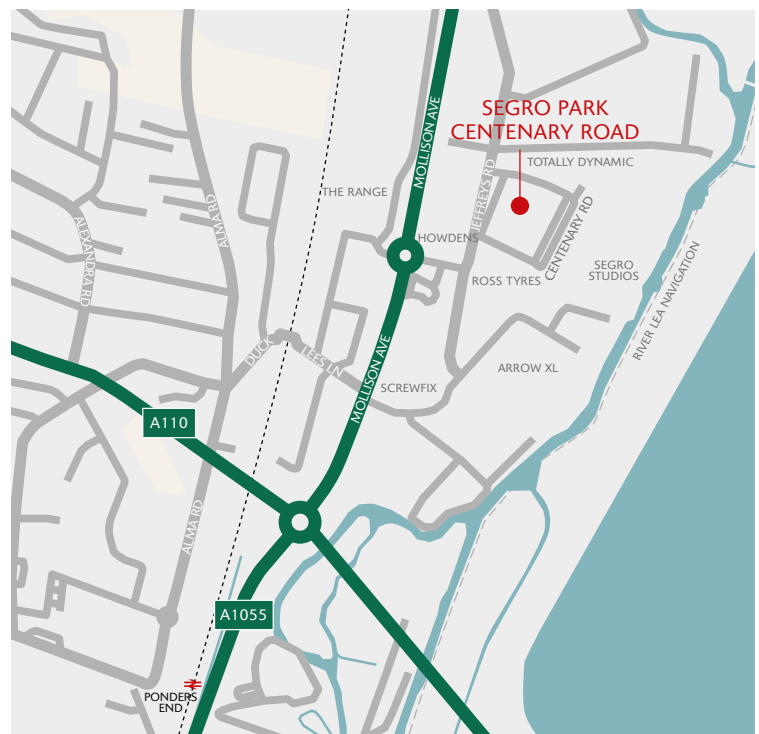


## ABOUT SEGRO

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](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PARKCENTENARYROAD](http://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](mailto:marcomms@SEGRO.com). 10/23.

**SEGRO**

**SEGRO.com**