

SEGRO

100 YEARS OF THE EXTRAORDINARY

DEFINING* SPECIAL

**SEGRO
PARK
ENFIELD**

POSTCODE
EN3 7SS

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

SEGRO PARK ENFIELD WORKS HARDER, IS SMARTER AND PUTS YOUR NEEDS AT THE CENTRE OF EVERYTHING

SEGRO PARK ENFIELD
SPECIAL
SEGRO PARK ENFIELD

PUTTING YOU FIRST

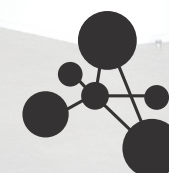
Designed and built with the customer in mind, SEGRO Park Enfield understands what makes you and your business **SPEcial**.



CUSTOMER-CENTRIC

DRIVEN BY DATA

Become more operationally efficient, improve working conditions and become more sustainable with smart building technology.



SMART BUILDINGS

SUSTAINABILITY

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



CARBON NEUTRAL



EPC A+

BREEAM®
EXCELLENT



WELLBEING

Enhance the wellbeing of your workforce at a new development with amenity areas, communal outdoor gym, canal side walkways and modern workspaces. Unit 3 is also targeting 'WELL Gold' Certification**



WELLBEING FOCUSED



*The base build units in operation are Carbon Neutral

**More information can be found at www.wellcertified.com



EXCEEDING EXPECTATION AS STANDARD



CUSTOMER-CENTRIC

PUTTING * YOU FIRST

SEGRO PARK ENFIELD IS A
FLEXIBLE, FUTURE-PROOFED
INDUSTRIAL PARK DESIGNED
WITH YOUR BUSINESS IN MIND

Each unit at SEGRO
Park Enfield has been
designed and built to
ensure your business can
operate with maximum
ease and efficiency.

← 64M →

MAXIMUM
YARD DEPTH

↑
12M
↓

EAVES
HEIGHTS

GRADE A

BUILDING
QUALITY

**FRESH
IDEAS** *



BREEAM®
EXCELLENT

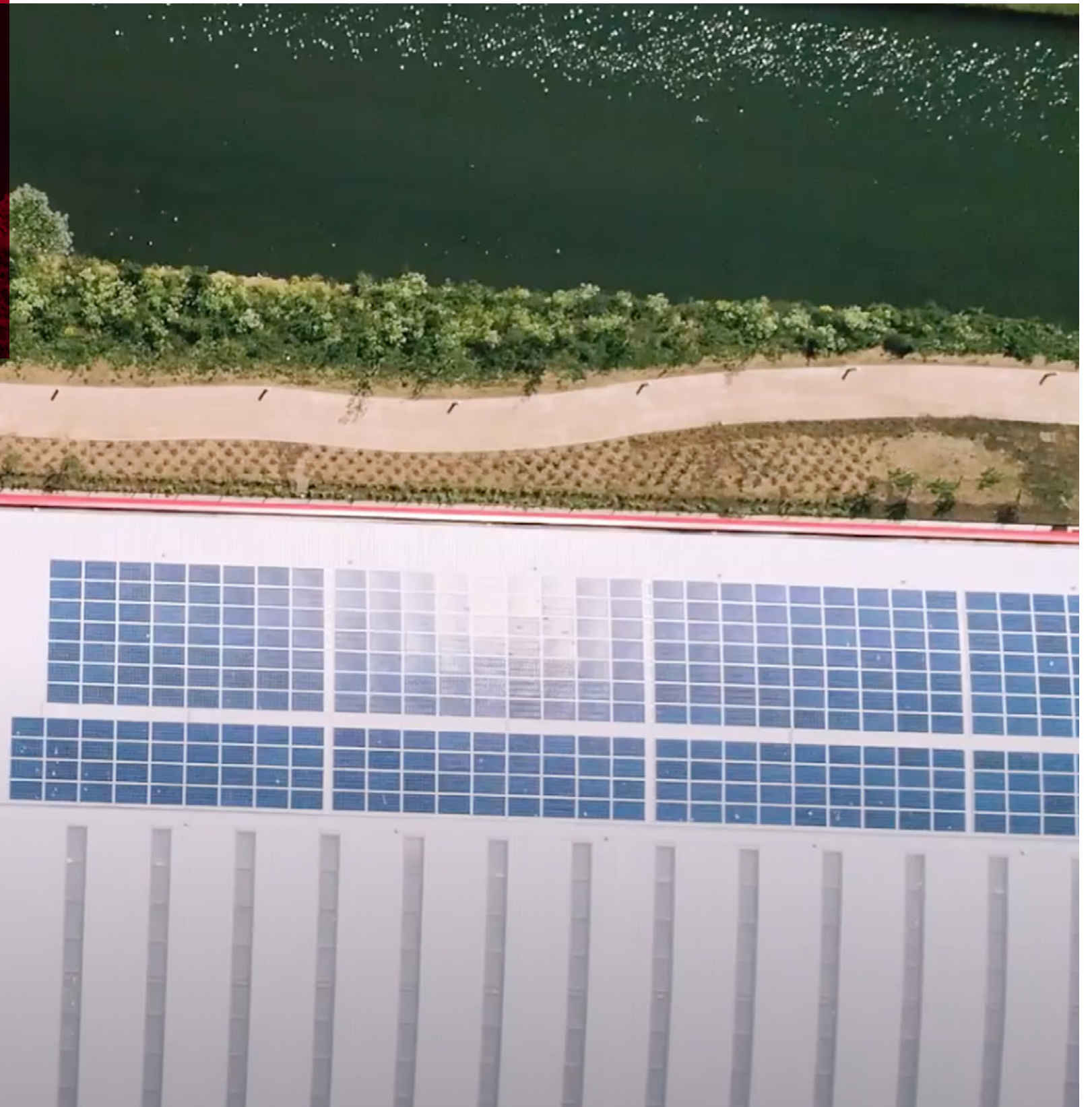
WITH CARBON NEUTRAL (EPC 'A+') AND BREEAM 'EXCELLENT' RATINGS, SEGRO PARK ENFIELD MEETS SOME OF THE HIGHEST SUSTAINABILITY STANDARDS AVAILABLE

Photovoltaic roof panels, LED lighting, electric car charging points and maximising natural daylight contribute to industry leading standards. SEGRO is a Gold Leaf member of the UK Green Building Council.



SPECIAL FACT

SEGRO Park Enfield is one of only two Carbon Neutral base build industrial developments in London



DECISION MAKING DRIVEN BY DATA



SMART TECHNOLOGY IN UNIT 3*
WILL MEASURE AIR QUALITY,
WATER PURITY, ACOUSTIC LEVELS,
MOTION AND TEMPERATURE TO
HELP CUSTOMERS BECOME MORE
EFFICIENT AND IMPROVE THEIR
WORKING ENVIRONMENT

*Unit 3 is part of SEGRO's smart technology pilot
scheme. Unit 1 and 2 could be fitted with smart
technology on agreement with the customer.

SPECIAL FACT

Unit 3 will be fitted
with over 50 smart
building sensors



SMART
BUILDINGS

SMART SENSORS CAN MEASURE:

- Temperature
- Sound
- Pressure
- Leak detection
- Energy usage (gas & electricity)
- Water usage
- Air quality (CO₂, nitrogen dioxide, nitrogen oxide, etc.)
- VOCs (compounds that become vapours and gases)
- Parking space occupancy in loading bays
- Windows and doors (opening and closing)
- People counting (indoor and outdoor human traffic)

YOUR * WELLBEING, NATURALLY



WELLBEING FOCUSED

The environment at SEGRO Park Enfield is enhanced with extensive landscaping and tree planting. A new footpath and river bank links adjacent sites, improving and making the outdoor space accessible for customers. The units are designed to provide plenty of natural light and include staff seating, a communal outdoor gym and breakout areas amongst other wellbeing initiatives. SEGRO is an International WELL Building Institute member.



WITH AN ENRICHED BIODIVERSE LANDSCAPE AND UNIT 3 TARGETING 'WELL GOLD' CERTIFICATION, SEGRO PARK ENFIELD IS A PLACE THAT WORKS FOR BUSINESS, BODY, SOUL AND NATURE



SPECIAL FACT

189 new trees help create 50,450 sq ft of green space

WORKING WITH YOU AND THE COMMUNITY*

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.



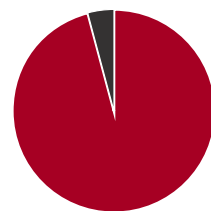
1,190 TOTAL
CUSTOMERS



450 LONDON
CUSTOMERS



25,000 JOBS
SUPPORTED



96% OF CUSTOMERS
SAID THEY WOULD
RECOMMEND SEGRO
TO OTHERS*

*Customer Satisfaction
Survey 2019

JUST SOME OF OUR EXTRAORDINARY CUSTOMERS



John Lewis



BROMPTON

CENTENARY FUND

Supporting the local community is important to SEGRO. In April 2020, the company launched the SEGRO Centenary Fund, a £10 million fund that will help improve the lives of tens of thousands of people in the UK and across SEGRO's Continental Europe portfolio.

If you want to learn more about the SEGRO Centenary Fund, or are interested in working with us to help the local community to thrive, then please visit:

segro.com/csr/centenaryfund

GOING ABOVE & BEYOND *

SEGRO PARK ENFIELD SETS A NEW BENCHMARK FOR INDUSTRIAL AND WAREHOUSE SPACE. BEST-IN-CLASS FACILITIES AND STRATEGIC LOCATION OFFER A TRULY SPECIAL OPPORTUNITY

SEGRO NAVIGATION PARK



UNIT 3
117,476 SQ FT

UNIT 1
65,806 SQ FT

UNIT 2
49,171 SQ FT

AN * EXCEPTIONAL LOCATION

A PRIME LOCATION FOR A RANGE OF INDUSTRIES INCLUDING LOGISTICS, MANUFACTURING, FOOD & BEVERAGE, TRADE AND PHARMACEUTICAL. SEGRO PARK ENFIELD IS IDEALLY LOCATED WITH EASY ACCESS TO CENTRAL LONDON AND NATIONAL DISTRIBUTION NETWORKS


SECOND
LARGEST INDUSTRIAL
LOCATION IN THE CAPITAL


14,200
BUSINESSES LOCATED
WITHIN ENFIELD

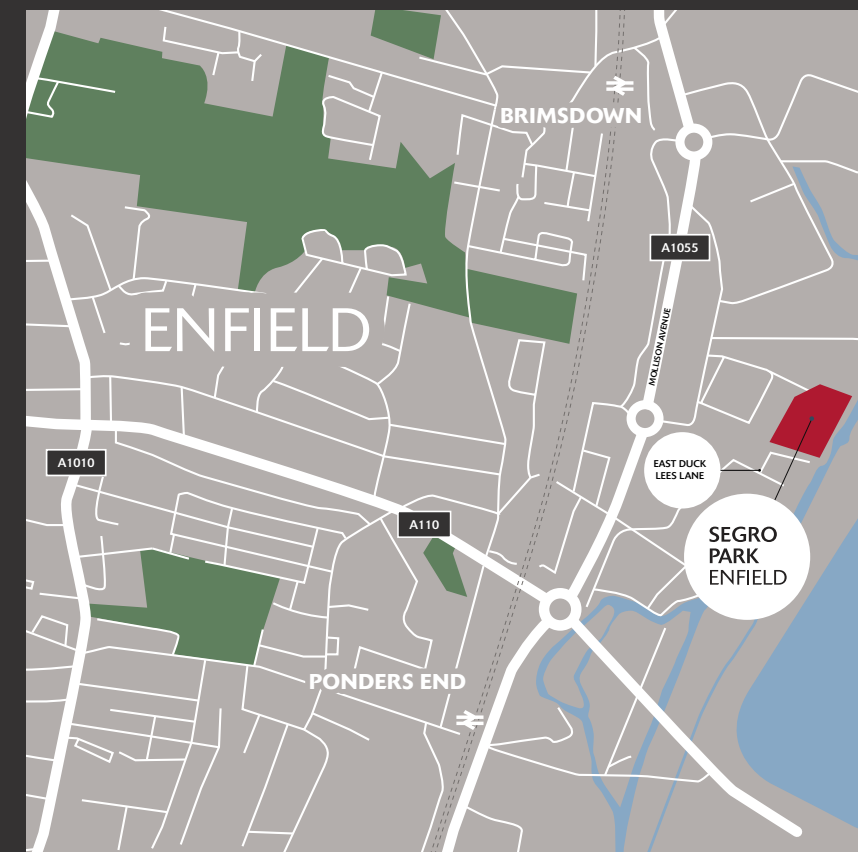

M25, A10 & A406
ALL RUN THROUGH THE
BOROUGH OF ENFIELD

5TH
LARGEST
LONDON BOROUGH BY
POPULATION SIZE
(TOTAL POPULATION: 333,800)

210K
PEOPLE ARE OF
WORKING AGE

**FUTURE
INVESTMENTS**
EXPECTED TO BRING IN
 13,000 HIGH
SKILLED JOBS  2,000 NEW HOMES
PER YEAR

Source: new.enfield.gov.uk/improvingenfield



Postcode EN3 7SS

TRAVEL TIMES



Tottenham Hale*
6 minutes

*Time from Ponders End to
Tottenham Hale by train



Liverpool Street
23 minutes from Ponders End
25 minutes from Brimsdown



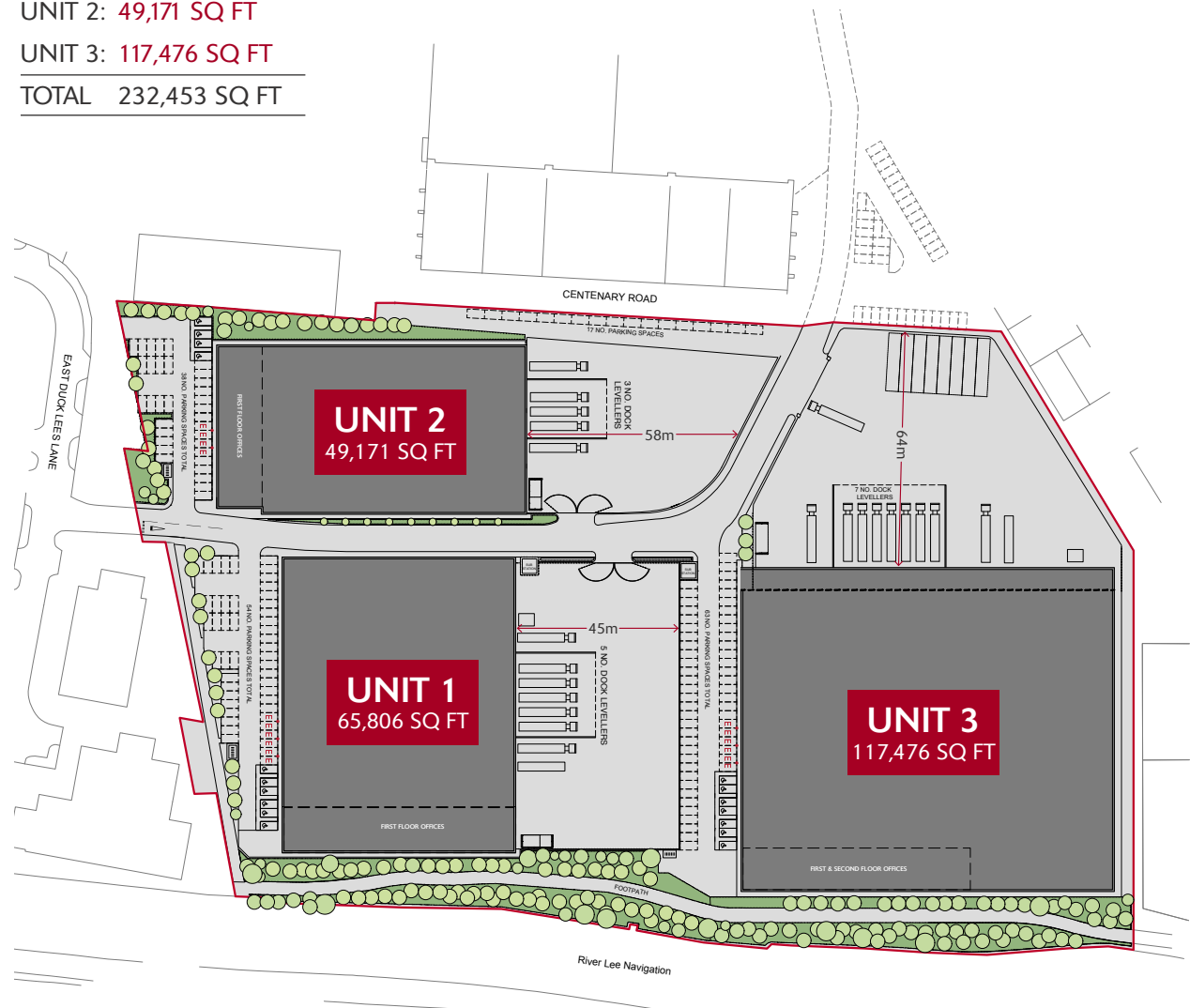
A406 3.1 miles **M25** 4 miles **M11** 6.6 miles



City Airport 17 miles **Stansted Airport** 30 miles

THREE BEST-IN-CLASS UNITS *

| | |
|---------|---------------|
| UNIT 1: | 65,806 SQ FT |
| UNIT 2: | 49,171 SQ FT |
| UNIT 3: | 117,476 SQ FT |
| TOTAL | 232,453 SQ FT |



SPECIFICATION

| | |
|---|---|
| Suitable for classes: B1(c), B2 and B8 | 1x 8-person lift to the main offices in each unit |
| 12m eaves height | Ample parking per unit |
| 50 kN/m ² floor loading | Cycle shelters and showers |
| Curved 'Twin Therm' roofing | Secure gated yards with CCTV |
| Flexibility to install mezzanines and high bay racking | Up to 64m yard depths |
| Fully-fitted first-floor offices with comfort cooling / heating | Over 50 smart building sensors in Unit 3 (The technology can be installed in Unit 1 and 2, on agreement with customers) |

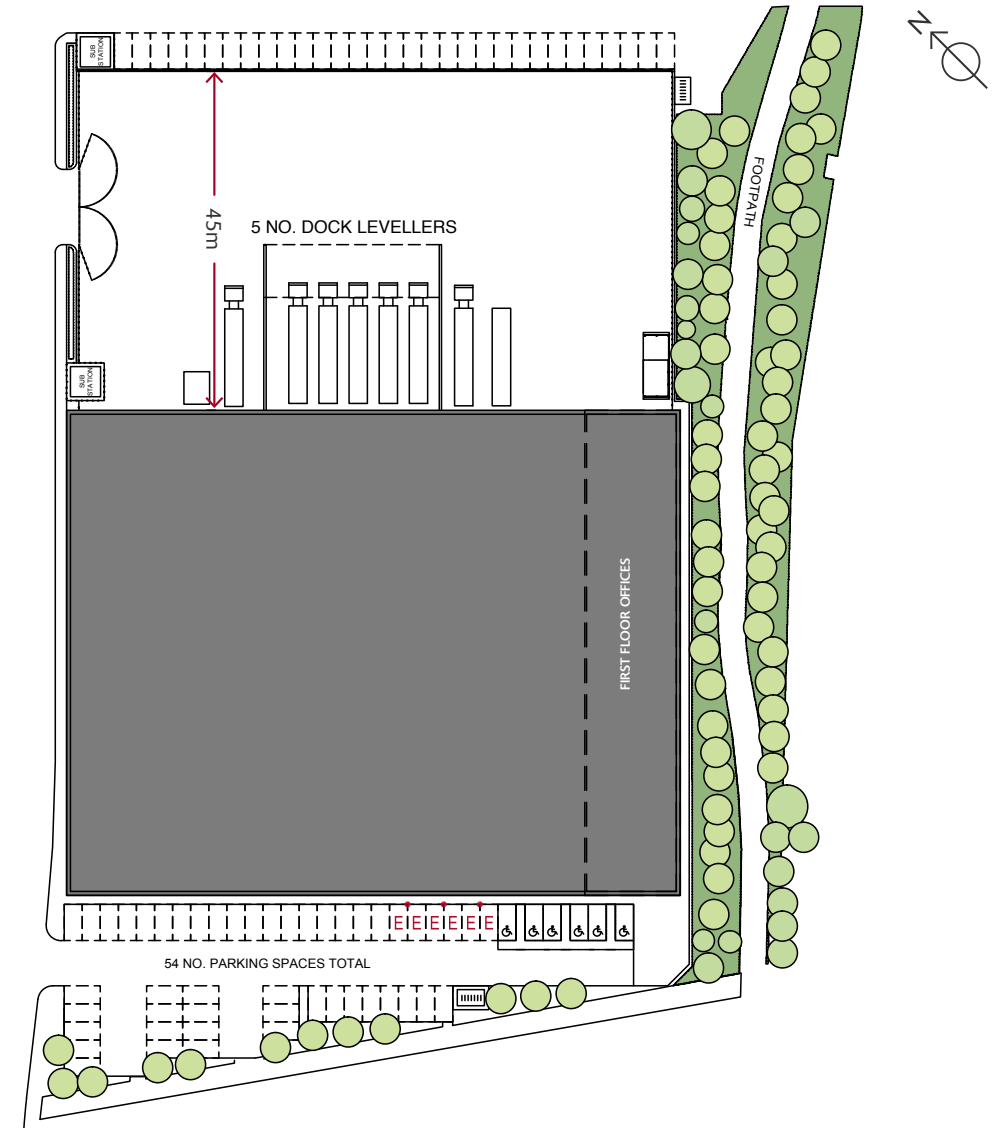
SUSTAINABILITY

| |
|-----------------------|
| EPC Rating 'A+' |
| Carbon neutral |
| BREEAM 'Excellent' |
| Enhanced biodiversity |
| Extensive landscaping |
| LED office lighting |

WELLBEING

| |
|---|
| Canal side footpath |
| Outdoor seating areas |
| Communal outdoor gym |
| Modern interiors |
| Internal breakout area provision |
| Increased natural light |
| Unit 3 is targeting 'WELL Gold' certification (the UK's first WELL Certified industrial building). www.wellcertified.com |

UNIT 1 65,806 SQ FT



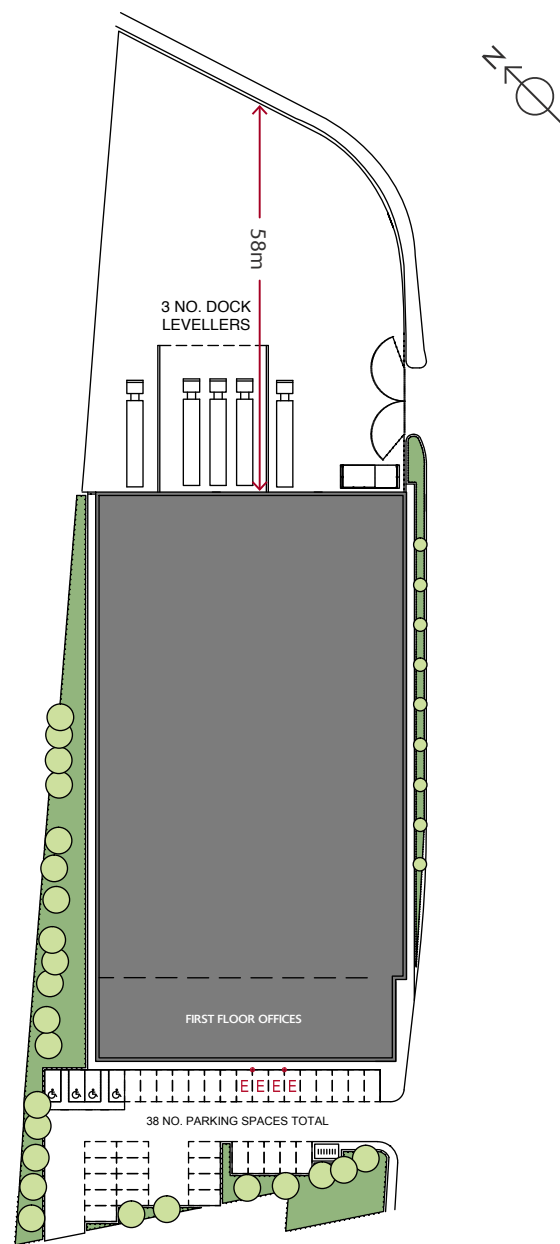
SPECIFICATION

| | |
|---|---------------------|
| Dock leveller doors (3m high x 3m wide) | 5 |
| Level access doors (5m high x 4m wide) | 2 |
| Height to underside of haunch | 12m |
| Yard depth | 45m |
| Floor loading | 50kN/m ² |
| Car parking spaces | 54 |

| | 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.

UNIT 2
49,171 SQ FT

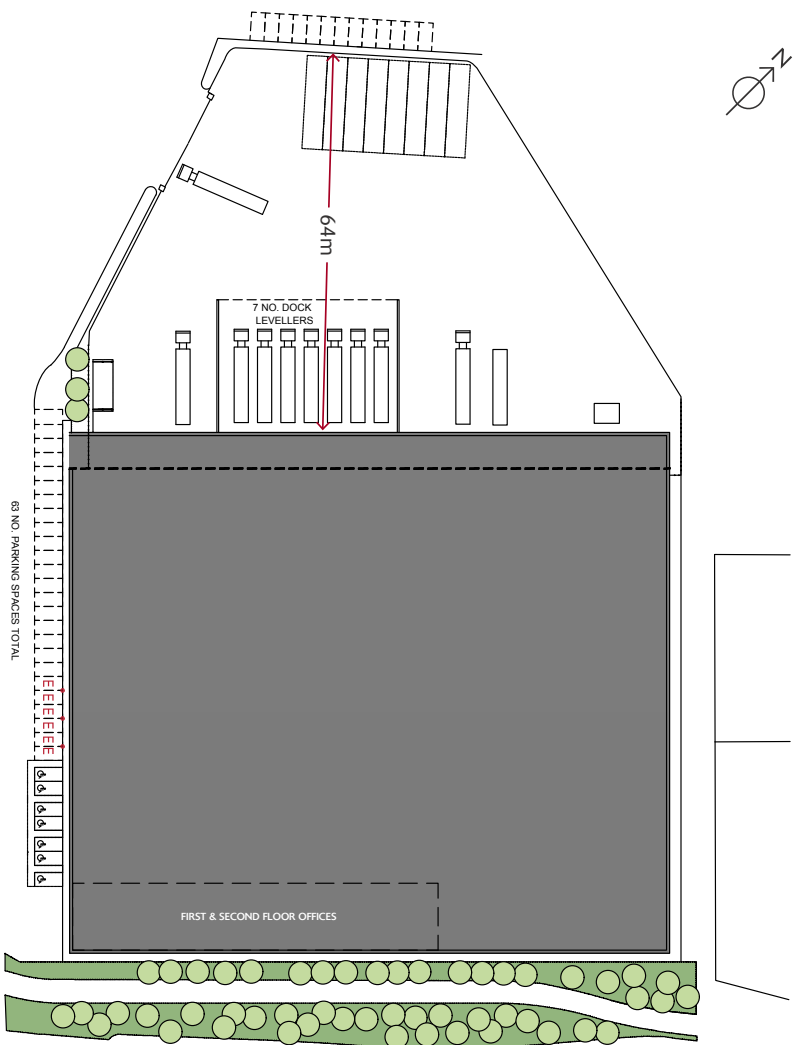


SPECIFICATION

| | | | SQ FT | SQ M |
|---|---------------------|--|-------|------|
| Dock leveller doors (3m high x 3m wide) | 3 | | | |
| Level access doors (5m high x 4m wide) | 2 | | | |
| Height to underside of haunch | 12m | | | |
| Yard depth | up to 58m | | | |
| Floor loading | 50kN/m ² | | | |
| Car parking spaces | 38 | | | |
| All areas are approximate and measured on a gross external basis. | | | | |

| | | |
|------------------------|---------------|--------------|
| Ground floor warehouse | 41,453 | 3,851 |
| First floor offices | 6,315 | 587 |
| Reception | 1,403 | 130 |
| Total | 49,171 | 4,568 |

UNIT 3
117,476 SQ FT



SPECIFICATION

| | | | SQ FT | SQ M |
|---|---------------------|--|-------|------|
| Dock leveller doors (3m high x 3m wide) | 7 | | | |
| Level access doors (5m high x 4m wide) | 2 | | | |
| Height to underside of haunch | 12m | | | |
| Yard depth | up to 64m | | | |
| Floor loading | 50kN/m ² | | | |
| Car parking spaces | 63 | | | |
| All areas are approximate and measured on a gross external basis. | | | | |

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

TO FIND OUT MORE ABOUT WHAT MAKES SEGRO PARK ENFIELD SO SPECIAL, CONTACT



Ian Harding
ian.harding@bowyerbryce.co.uk



Akhtar Alibhai
akhtar.alibhai@colliers.com

Len Rosso
len.rosso@colliers.com

Tim Harding
tim.harding@colliers.com



Ben Wiley
ben.wiley@realestate.bnpparibas

William Merrett
william.merrett@realestate.bnpparibas

Particulars contained within this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise arising from use of these particulars are hereby excluded. August 2020.



SEGRO is a UK Real Estate Investment Trust (REIT) and listed on the London Stock Exchange in the FTSE 100 index. It is a leading owner, manager and developer of modern warehouses and light industrial property with a portfolio comprising 8 million square metres of space (86 million square feet), valued at £12.2 billion. Its assets are positioned strategically at locations in the UK across London and the South-East and Midlands regions, while in Continental Europe it has developments in France, Germany, Italy, Poland, Spain, The Netherlands and the Czech Republic.

For 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.

SEGRO.COM/SPE