

AVAILABLE NOW

# 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
<b>UNIT 2 TOTAL</b>	<b>5,626</b>	<b>522</b>
UNIT 3	sq ft	sq m
Warehouse	4,517	419
Ground floor office	544	50
First floor office	538	50
<b>UNIT 3 TOTAL</b>	<b>5,599</b>	<b>520</b>

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

#### SPECIFICATION

- Under refurbishment
- 69 kVA available in each unit
- 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

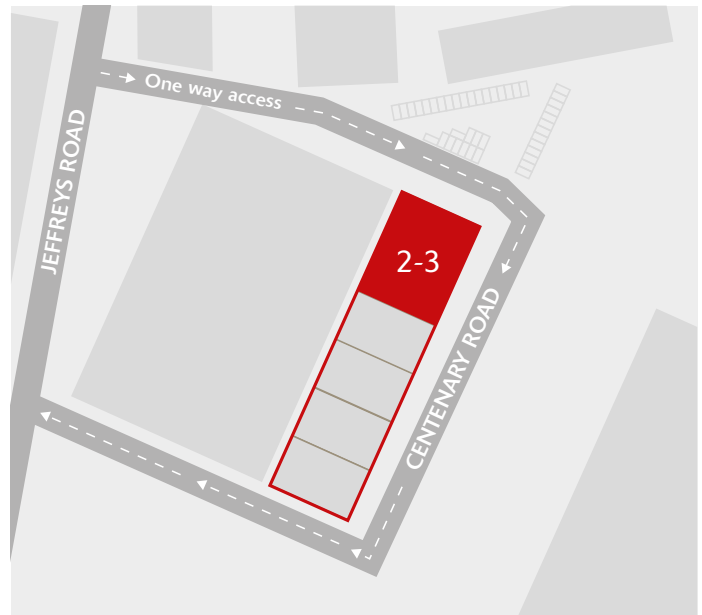
Source: Google maps

#### 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](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 Quy 020 3369 2485



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

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