

SCEPTRE PARK ENFIELD

**6 ULTRA-PRIME
URBAN LOGISTICS
UNITS FROM
11,615–21,315 SQ FT**

Southbury Road, EN1 1TS

[///hurry.ships.face](http://hurry.ships.face)

www.gli.london/EN1

GLi
ENFIELD

BEST IN CLASS INDUSTRIAL SPACE

6 ultra-prime industrial units.
Flexible unit sizes built for the needs
of growing and established businesses.
Located in a prime North London
location with access to 1 million
households in 30 minutes.

BUILT FOR FLEXIBILITY

6 units from 11,615–21,315 sq ft. Ability to combine some or all units increasing overall space to 93,359 sq ft.

PRIME LOCATION

2 minutes drive from the A10 and 8 minutes to the M25 provides unrivalled connectivity to London and the South East.

ACCESS TO LABOUR FORCE

2 minutes walk from Southbury Station offering a convenient commute for the work force.

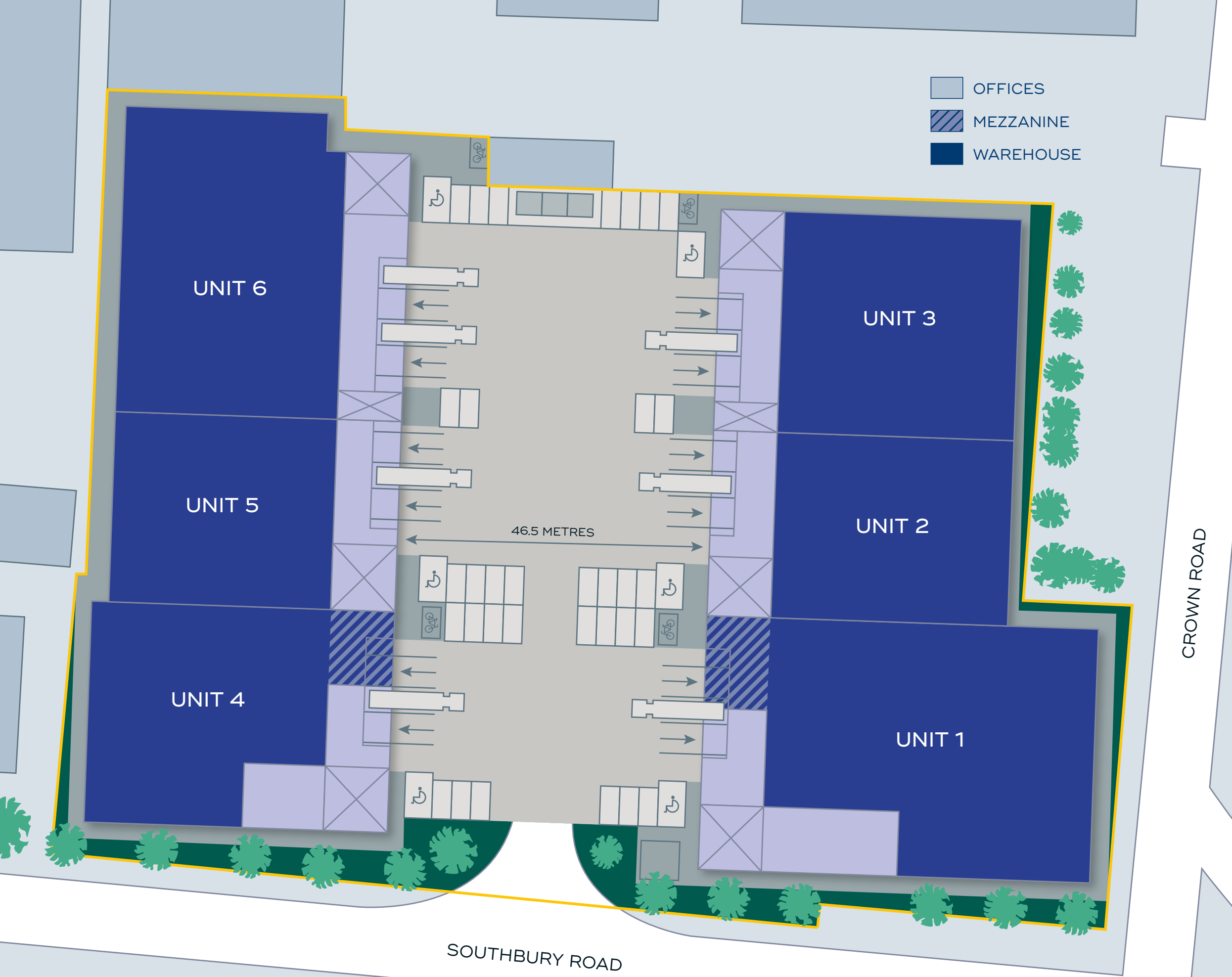




CENTRAL CONNECTIONS

DESTINATION	DRIVE TIMES	MILES
City of London	30 mins	11
Central London	30 mins	12
Camden	25 mins	11
Stratford	25 mins	10
M25	8 mins	2.5
M11	14 mins	10
A1(M)	16 mins	10
M1	18 mins	15

- Google maps
- ///hurry.ships.face



UNIT OPTIONS

UNIT 1	SQ FT	SQ M	PARKING
WAREHOUSE	17,895	1,662	
OFFICE	2,740	255	
TOTAL	21,315	1,980	8

UNIT 2			
WAREHOUSE	9,838	914	
OFFICE	2,220	206	
TOTAL	12,058	1,120	5

UNIT 3			
WAREHOUSE	12,337	1,146	
OFFICE	2,613	243	
TOTAL	14,950	1,389	6

UNIT 4			
WAREHOUSE	12,700	1,180	
OFFICE	2,632	245	
TOTAL	15,332	1,424	8

UNIT 5			
WAREHOUSE	9,413	874	
OFFICE	2,202	205	
TOTAL	11,615	1,079	5

UNIT 6			
WAREHOUSE	14,957	1,390	
OFFICE	3,133	291	
TOTAL	18,090	1,681	6

*All area are approximate and calculated on a gross external basis (GEA)

BUILT FOR THE FUTURE

All units are built for the future, ideal for growing businesses. Maximum solar PV gives occupiers energy resilience and reduces energy costs.



39 CAR PARKING SPACES
20% ACTIVE EV SPACES



EPC A+



TARGETING
BREEAM EXCELLENT



10M EAVES



50 KN/M²
FLOOR LOADING



800 KVA
TOTAL POWER



SECURE ESTATE



THE LAST WORD IN LAST MILE



Visit: **GLI.LONDON/PROPERTY/EN1**

CBRE

ALEX SCHOFIELD

alex.schofield@cbre.com
07971 067 984

MOLLY POWELL

molly.powell@cbre.com
07880 487 839

JOE AHERNE

joseph.aherne@cbre.com
07501 098 788

DTRE

RICHARD HARMAN

richard.harman@dtre.com
07776 200 143

JAKE HUNTLEY

jake.huntley@dtre.com
07765 154 211

CHARLIE WING

charlie.wing@dtre.com
07483 068 030

GLi is a joint venture between Patrizia and KSP to develop a portfolio of next generation logistics warehouses within the M25. Our properties will be sustainable, easy to lease and highly efficient to operate. Our vision is to regenerate the vital industrial areas serving the London population, creating the best buildings in the best possible locations.



WILL IKIN

07775 728 772
will@ksp.london

Misrepresentation Act 1967: Greater London Industrial Limited ("GLi") for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on these as statements of representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. No person in the employment of Greater London Industrial Limited ("GLi") has any authority to make or give representation or warranty whatsoever in relation to these properties. 1014574 June 2025.