

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.

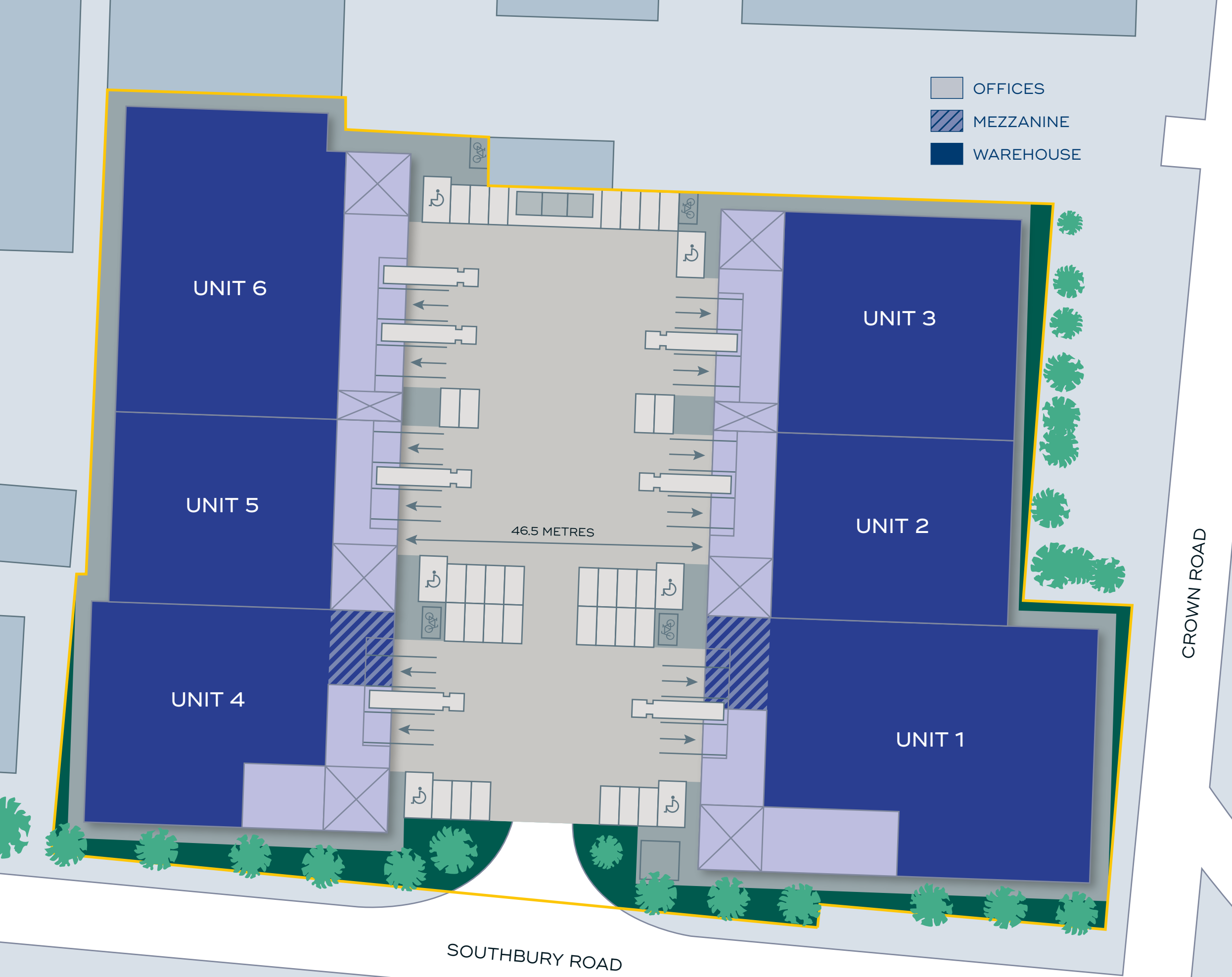




CENTRAL CONNECTIONS

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
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UNIT OPTIONS

UNIT 1	SQ FT	SQ M	PARKING
WAREHOUSE	21,581	1,687	
OFFICE	3,420	318	
TOTAL	21,315	2,005	8

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

UNIT 3	SQ FT	SQ M	PARKING
WAREHOUSE	12,070	1,121	
OFFICE	2,560	238	
TOTAL	14,630	1,359	6

UNIT 4	SQ FT	SQ M	PARKING
WAREHOUSE	12,530	1,164	
OFFICE	2,800	260	
TOTAL	15,330	1,424	8

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

UNIT 6	SQ FT	SQ M	PARKING
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**

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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

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