SCEPTRE PARK ENFIELD

6 ULTRA-PRIME URBAN LOGISTICS UNITS FROM 11,615–21,582 SQ FT

Southbury Road, EN1 1TS

///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 11,615–21,582 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.



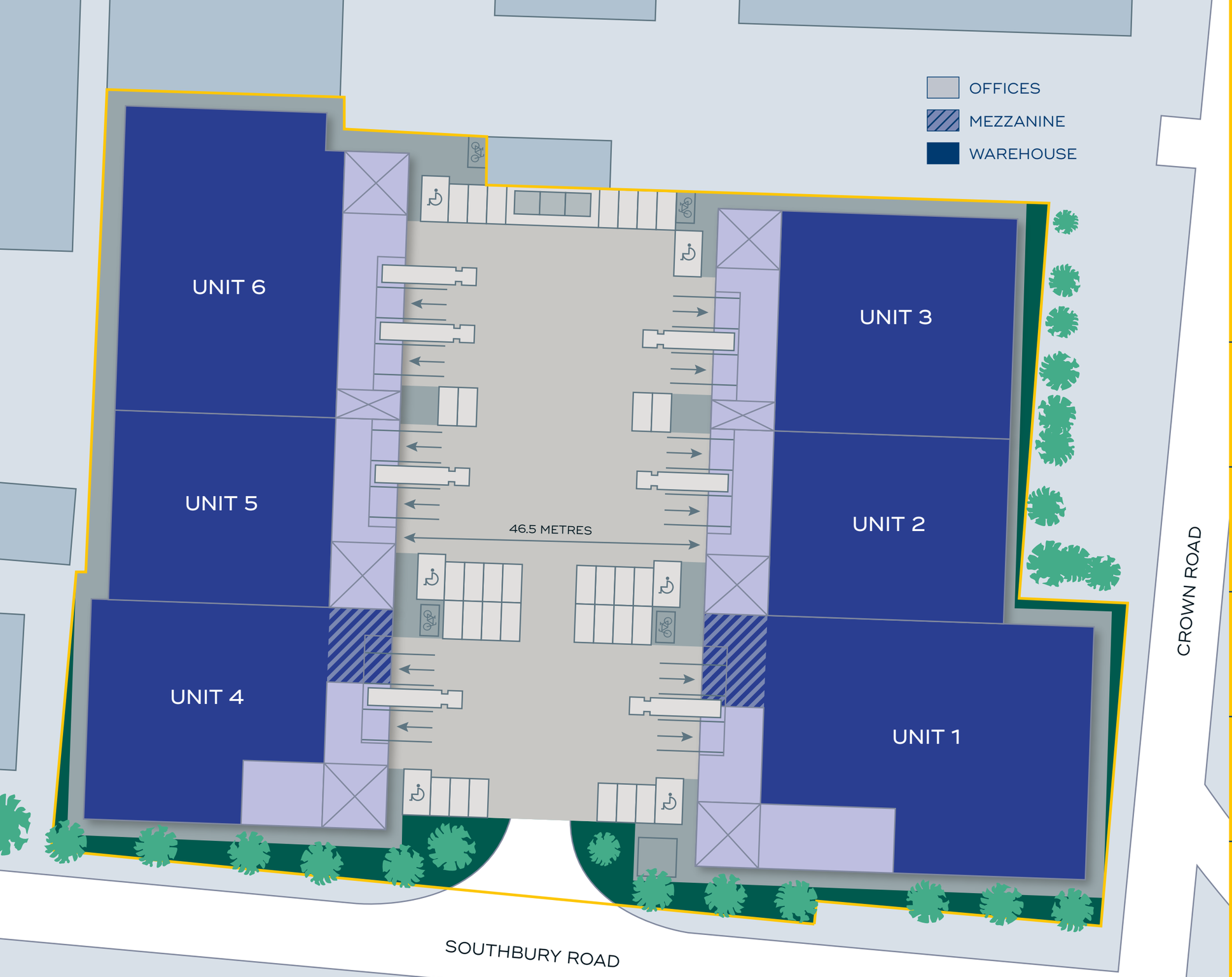


CENTRAL CONNECTIONS

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	18,162	1,687	
OFFICE	3,420	318	
TOTAL	**21,582**	**2,005**	**8**

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

UNIT 3			
WAREHOUSE	12,070	1,121	
OFFICE	2,560	238	
TOTAL	**14,630**	**1,359**	**6**

UNIT 4			
WAREHOUSE	12,530	1,164	
OFFICE	2,800	260	
TOTAL	**15,330**	**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

GLi
ENFIELD

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

CBRE

ALEX SCHOFIELD
alex.schofield@cbre.com
07971 067 984

MOLLY POWELL
molly.powell@cbre.com
07880 487 839

EMILY MIDDLETON
emily.middleton@cbre.com
07720 975 013

DTRE

RICHARD HARMAN
richard.harman@dtre.com
07776 200 143

ROBERT COHU
07860 659 043
robert.cohu@dtre.com

HUGH STANTON
07730 357 434
hugh.stanton@dtre.com

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.

KSP

PATRIZIA

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 August 2026.