

SWITCH74

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AVAILABLE NOW



BRAND NEW, HIGH SPEC,
URBAN LOGISTICS / WAREHOUSE UNIT

74,830 SQ FT

STRATEGICALLY LOCATED IN ENFIELD WITH QUICK
ACCESS TO CENTRAL LONDON AND THE M25

43 SUEZ ROAD | ENFIELD | EN3 7SN

 CAPITALINDUSTRIAL

 CUSHMAN &
WAKEFIELD


STRETTONS

SWITCH 74

43 SUEZ ROAD | ENFIELD | EN3 7SN

Located just off Mollison Avenue (A1055) SWITCH 74 is a perfectly located North London urban distribution warehouse. Centered within Enfield's industrial and business district, it contains immediate access to a wide variety of local amenities and provides excellent frontage when viewed from either direction.



SWITCH 74

arrowxl

SWITCH 74

43 SUEZ ROAD | ENFIELD | EN3 7SN

BEAVERTOWN

PDL



CITY OF LONDON



PONDERS END



ENFIELD
MOBILE TYRES

The Range



WEST END

A406
4.6 miles

Powerday

amazon

LONDON
FILM STUDIOS

JM Johnson Matthey
Inspiring science, enhancing life

Kelly Group

MOLLISON AVENUE

SUEZ ROAD



Brimsdown Station
8 mins (walk)

M25
J25 - 3.6 miles



50Kn/m2
Floor Loading



5 Dock
Loading Doors



3 Level
Access Doors



35m
Yard



1000 KVA
Ready



Close Proximity
to the M25 and
Central London



Secure & Self
Contained Site

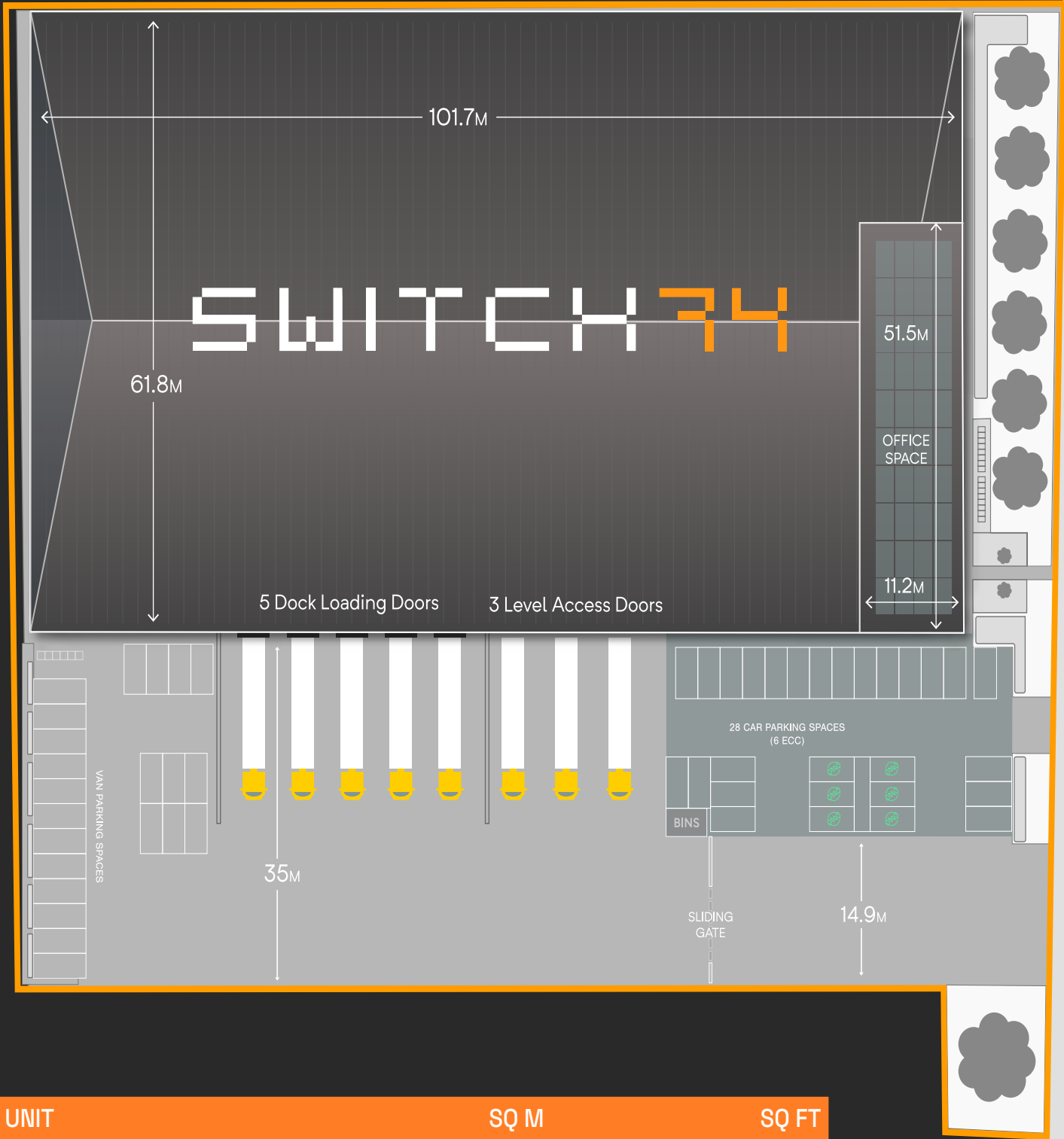


12m
Eaves Height



50 Car
Parking Spaces

DESIGN TO
DELIVER AND
READY TO PERFORM



UNIT	SQ M	SQ FT
Ground Floor	6,337	68,211
First Floor	130	1,399
Second Floor	485	5,220
TOTAL (GEA)	6,952	74,830

GREEN SPECS

43 SUEZ ROAD | ENFIELD | EN3 7SN

ESG has been central to the design of this building and ensures that an occupier has the latest technology and initiatives to support their own ESG objectives. The 1000kVa power supply ensures energy security as a business grows and the flexibility to meet the demands of additional electric vehicle reliance.

Additionally, a 260kWp Solar PV system ensures that energy costs from the grid are greatly reduced and enough additional electricity is produced to achieve Net Zero Carbon for base build energy usage. Several other initiatives have been incorporated to deliver a modern high specification building both environmentally and in terms of welfare for the end users, including rainwater harvesting, secure by design features and green breakout spaces.



NET ZERO CARBON
AND EPC A+ RATING



260 KWP
PV SYSTEM



SECURE CYCLE
PARKING



x6 22KW EV
CAR CHARGERS



WATER SAVING
MEASURES



LED
LIGHTING

BREEAM®

BREEAM
EXCELLENT



GREENSPACE
MANAGEMENT



LANDSCAPE
TREATMENTS



BIODIVERSITY
INITIATIVES



LOW CARBON &
RECYCLED MATERIALS



AIR QUALITY
IMPROVEMENT



ESG is now at the forefront of company strategies and consumers demands. We aim to lead by example, promoting positive sustainable behaviours for our occupiers and communities by modelling esg-positive work ourselves and by sharing our learnings with our wider stakeholders.



LOCATION

SWITCH 74 is located just off Mollison Avenue (A1055) in the centre of Enfield's industrial/logistics and business hub and has excellent frontage when viewed from either direction.

The immediate road network provides excellent access to Central London, North Circular (A406), M25, M1 and M11 Motorways. The unit also benefits from excellent public transport links being located adjacent to Brimsdown station, providing rail links directly to Tottenham Hale (15 minutes), London Liverpool Street (30 minutes), as well as services to Gatwick and Heathrow airport.



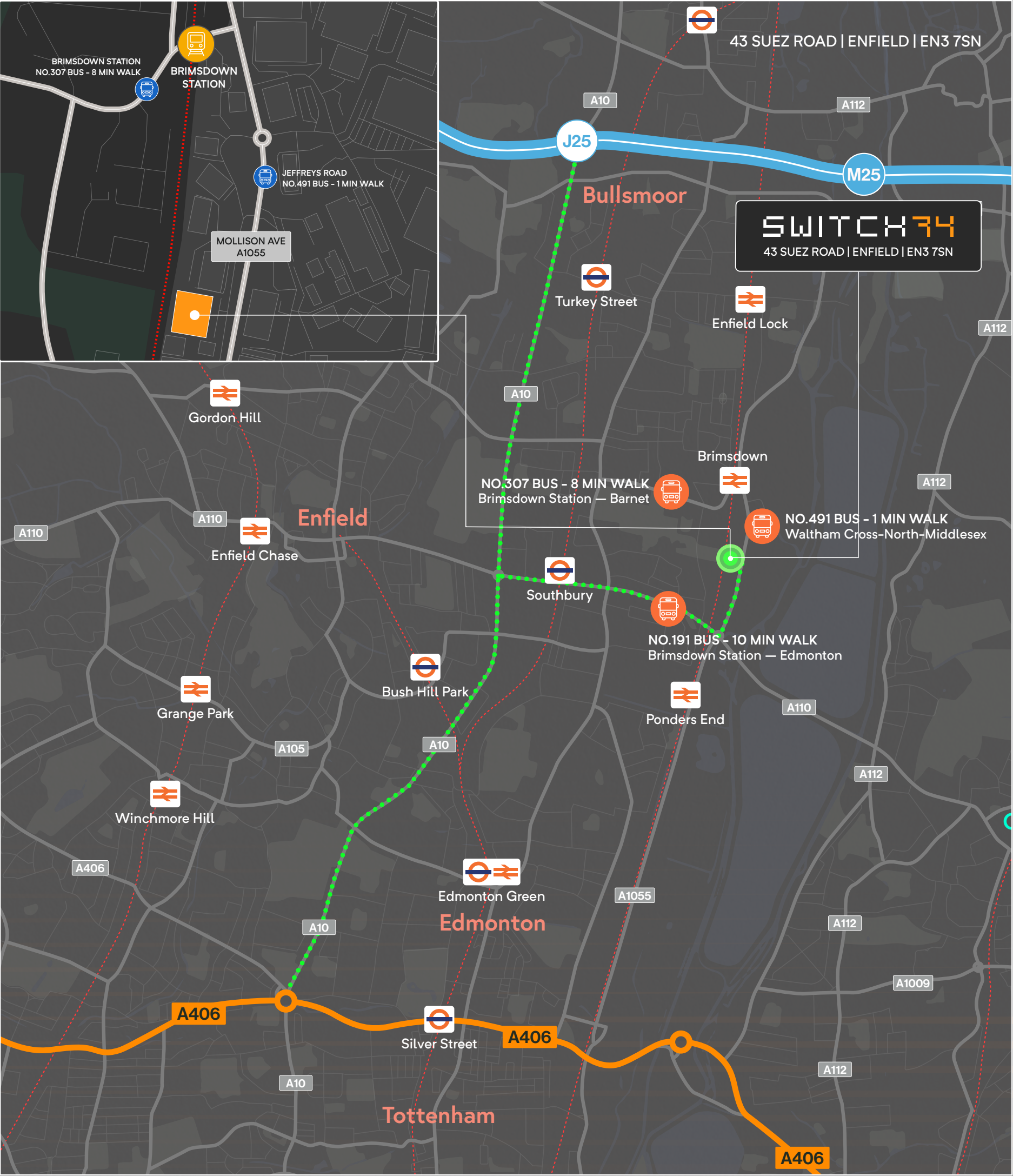
	DRIVE TIMES	DISTANCE
A10	7 mins	1.5 miles
Enfield	12 mins	2.9 miles
Waltham Cross	10 mins	3.5 miles
J25 M25	10 mins	3.6 miles
A406 North Circular	10 mins	4.6 miles
J6 M11	18 mins	11 miles
City of London	30 mins	11 miles
West End	35 mins	12 miles

 From Brimsdown

	JOURNEY TIME
Brimsdown (Greater Anglia)	8 min (walk)
Ponders End (Greater Anglia)	3 mins
Tottenham Hale (Greater Anglia)	15 mins



	DRIVE TIMES	DISTANCE
London City Airport	35 mins	16 miles
Stansted Airport	30 mins	28 miles
Heathrow Airport	58 mins	41 miles
Gatwick Airport	1 hr 10 mins	63 miles



EVERYTHING WITHIN REACH: PEOPLE, SKILLS, OPPORTUNITY.



OVER 4,142,586 PEOPLE WITHIN
A 40 MINUTE DRIVE TIME



TRANSPORTATION AND STORAGE:
8,000 JOBS (7.3%)



OVER 1,644,010 HOUSEHOLDS
WITHIN A 40 MINUTE DRIVE TIME



SKILLED CONSTRUCTION AND BUILDING
TRADES: 15,300 INDIVIDUALS (13.5%)



£670 GROSS WEEKLY PAY COMPARED
TO THE £728 LONDON AVERAGE



RESEARCH, ENGINEERING, AND TECHNOLOGY
PROFESSIONALS: 14,800 INDIVIDUALS (13.1%)



UNEMPLOYMENT RATE: AS OF DECEMBER 2023,
ENFIELD HAD AN UNEMPLOYMENT RATE OF 5.6%,
A DECREASE FROM 5.9% THE PREVIOUS YEAR



9.7% OF ADULTS HOLD A DEGREE
OR HIGHER IN ENFIELD

SWITCH74

TERMS

Available on request.

EPC

Technical details available on request.

For further information, please contact the joint agents below:



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A Development by:



CAPITALINDUSTRIAL

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