

SWITCH 74

Switch74.co.uk

Available Q4 2024

/// rally.foil.hurls



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

SWITCH 74

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.

arrowxl

SWITCH 74

43 SUEZ ROAD | ENFIELD | EN3 7SN

NETFLIX

BEAVERTOWN

DHL

CITY OF LONDON

PONDERS END

Powerday

ENFIELD MOBILE TYRES

The Range

WEST END

A406
3.5 miles

JM Johnson Matthey

Inspiring science, enhancing life

amazon

LONDON FILM STUDIOS

Kelly Group

TOOLSTATION

MOLLISON AVENUE

SUEZ ROAD

M25
J25 - 3.6 miles



SWITCH 74



12m
Eaves Height



50Kn/m2
Floor Loading



5 Dock
Loading Doors



3 Level
Access Doors



35m
Yard



Secure & Self
Contained Site



1000 KVA
Ready



Fully Fitted
Office Space



260 kWp
PV System



LED
Lighting



BREEAM
Excellent



Net zero, with an
EPC of A+



6 EV
Charging Spaces



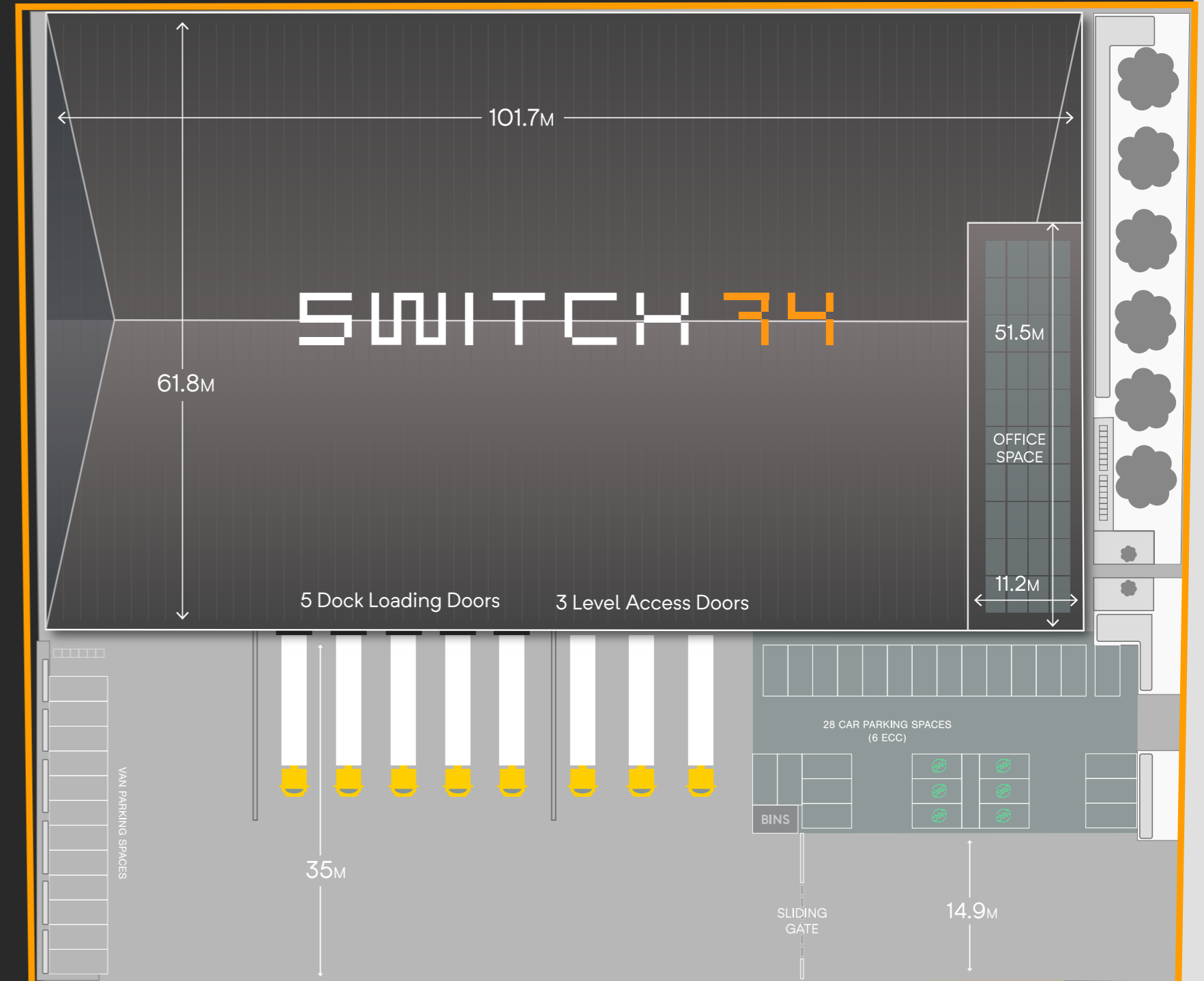
50 car
parking spaces



Bicycle
Storage



Close Proximity
to the M25 and
Central London



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

SPECIFICATION

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

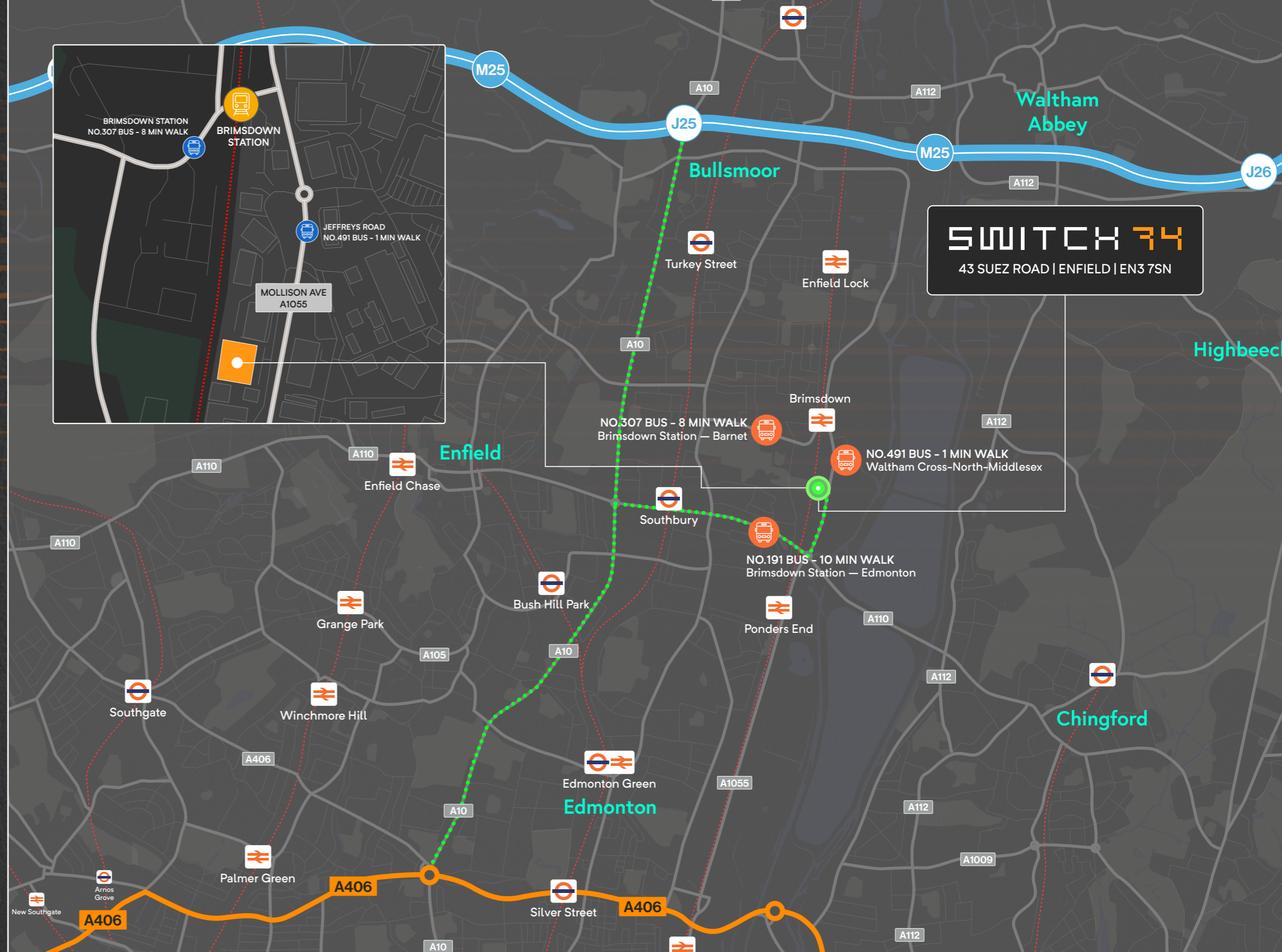


From Brimsdown

	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



DEMOGRAPHICS

*Nomisweb



Over 4,142,586 people within a 40 minute drive time



Over 1,644,010 households within a 40 minute drive time



£670 Gross Weekly Pay compared to the £728 London Average

GREEN SPECS

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
EPC A+ RATING



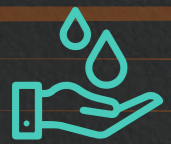
260 KWP
PV SYSTEM



SECURE CYCLE
PARKING



x6 22KW EV
CAR CHARGERS



WATER SAVING
MEASURES



LED
LIGHTING

BREEAM[®]

TARGET 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.



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TERMS

Available on request.

EPC

Technical details available on request.

For further information, please contact the joint agents below:



Patrick Mooney
t: +44 (0) 7920 451 369
m: patrick.mooney@cushwake.com



Cliff Bonnett
t: +44 (0) 7850 867 632
m: cliff@sbhpageread.co.uk

Chris Knight
t: +44 (0) 7872 822 528
m: chris.knight@cushwake.com

A Development by:



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