

SWITCH 74

Switch74.co.uk

Available Q3 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

arrowxl

SWITCH 74

NETFLIX

BEAVERTOWN



CITY OF LONDON



PONDERS END



WEST END



A406

3.5 miles

JM Johnson Matthey
Inspiring science, enhancing life

The Range

amazon



TOOLSTATION

Kelly Group

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



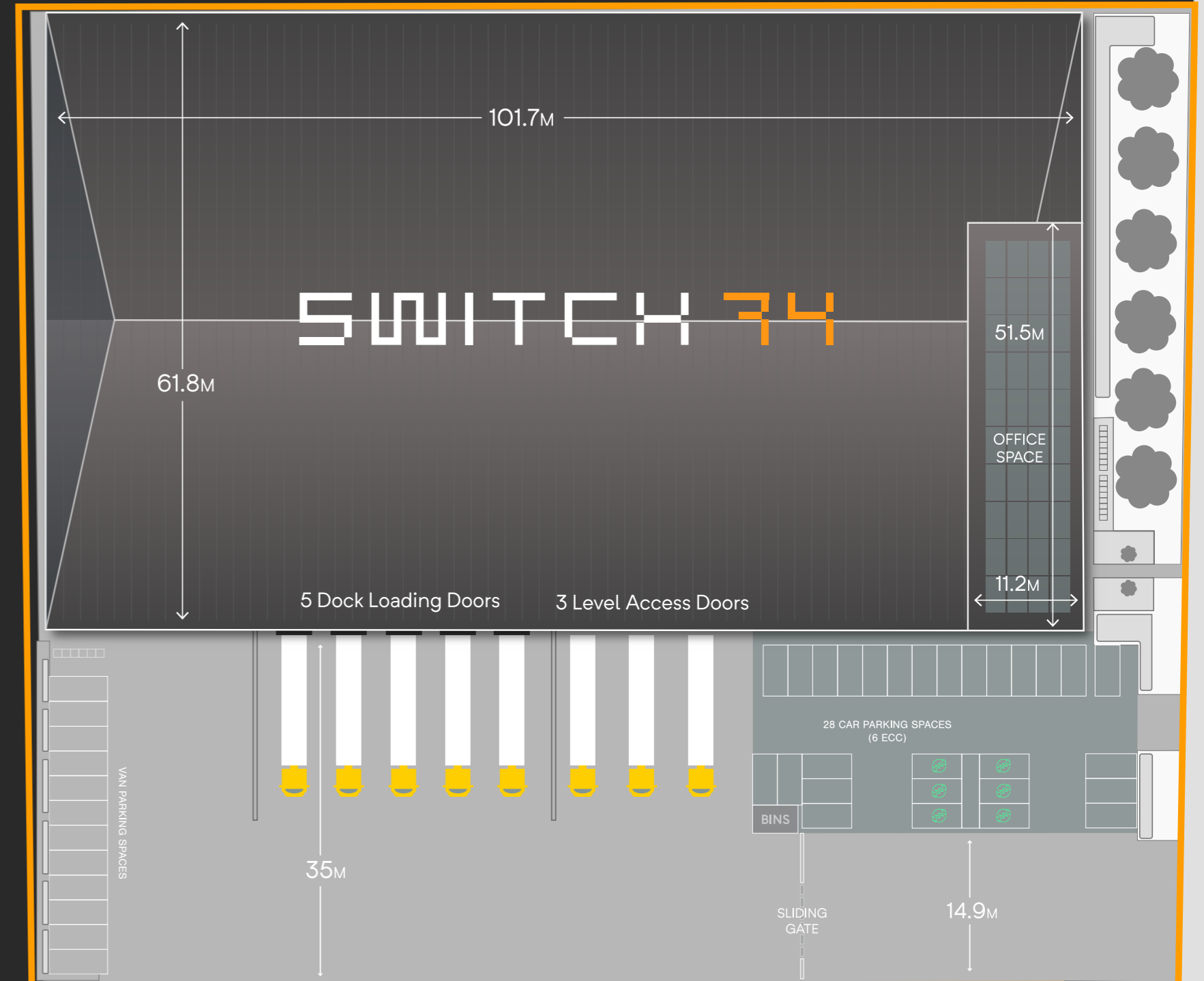
50 car
parking spaces



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 |

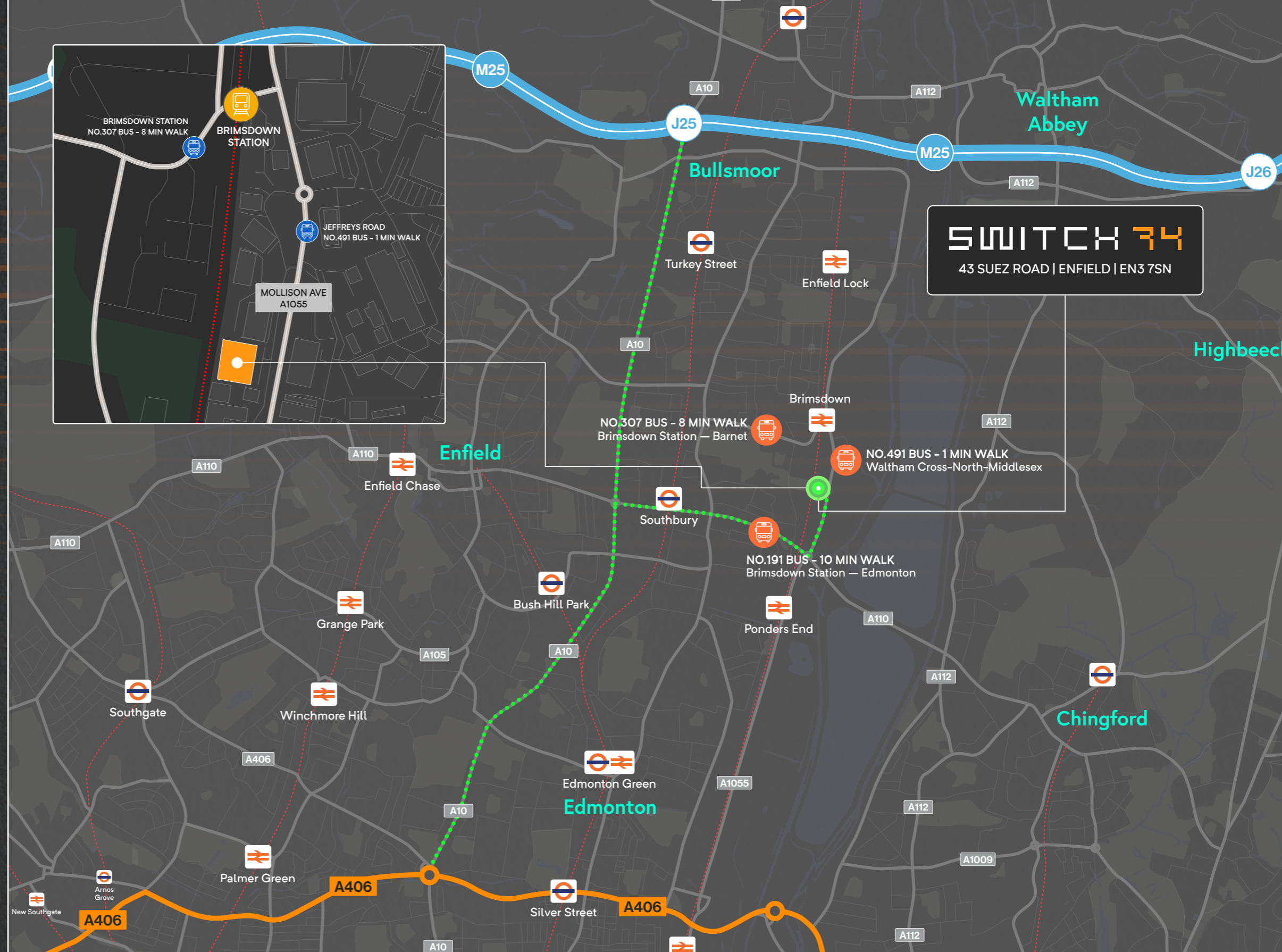


From Brimsdown

| | 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:



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A Development by:
 **CAPITALINDUSTRIAL**

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