

# **NORTH LONDON & HERTFORDSHIRE OFFICE**

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## **The Pavilions @ Innova, Innova Park, Kinetic Crescent, Enfield**

Glenny, on behalf of a joint venture between Sheffield United Football Club Plc and Scarborough Development Group Plc are pleased to announce the forthcoming new freehold office development at Innova Park

The scheme has been sympathetically designed to compliment the existing office and business park, and will comprise ten self contained two storey office units ranging in sizes from 181 to 237 sq m (1,948 to 2,551 sq ft). The units are also capable of being combined to give a maximum size of 804 sq m (8,652 sq ft). Each building will be constructed to a high standard and will benefit from a Grade A specification to include comfort cooling, raised floors with inset floor boxes, suspended ceilings with category II compliant lighting, designated and ample car parking as standard, plus the ability to install a platform lift if required.

Innova Park is home to a number of national and regional companies such as Iceland Plc, Rank, BT, J.J. Fast Foods, Alcatel, Sato UK, whilst a Premier Travel Inn and restaurant/bar is also on-site. The park is extremely well located on the A1055 which gives access to junction 25 of the M25 Motorway, 2 miles to the west and the A406 (North Circular Road) 5.5 miles to the south. Rail links are represented at Enfield Lock Station, with frequent services into London Liverpool Street (25 minutes journey time)

The Pavilions @ Innova provides a rare chance to acquire freehold office accommodation in North London and we are delighted to announce that two units are already under offer:

Construction is to start imminently, with anticipated completion due Summer 2007



## **Loughton Business Centre, Loughton, Essex**

Specialist developer, Exton Estates, will commence construction of their latest development at Loughton Business Centre, Langston Road, Loughton during December 2006. The scheme will total some 60,000 sq ft (5,574 sq m) and comprises twelve units, six being high quality self contained two storey offices the remainder two storey hi-tech business units.

Exton are hugely experienced in this type of product having undertaken numerous similar developments across the South East, most notably Twelve Trees Crescent in Bow, East London and Honeywood Road, Basildon.

Being situated adjacent to Debden station (central line underground) the offices and hi-tech units will be finished to an excellent standard with unit sizes from approximately 4,000 sq ft (371.6 sq m).

The office content incorporates comfort cooling, suspended ceilings and designated on site car parking.

At the current time four of the twelve units are reserved with considerable interest in those remaining despite completion not being anticipated until Summer 2007.

The Langston Road area has increased in profile considerably as the key employment area within Epping Forest District Council, recent additions include substantial offices for Kier (London) Ltd and Higgins Homes together with new BMW and Mercedes dealerships.

***For further information, please contact either Paul Fitch  
or Peter Higgins in our North London & Hertfordshire office  
on 0208 367 2334.***