

ENFIELD EN1 1SH

ENFIELD

# GREAT CAMBRIDGE INDUSTRIAL ESTATE

AVAILABILITY

INDUSTRIAL / WAREHOUSE UNITS  
WITH TRADE COUNTER POTENTIAL





GREAT CAMBRIDGE INDUSTRIAL ESTATE

# FLEXIBLE SPACE FOR DYNAMIC BUSINESS REQUIREMENTS

## WAREHOUSE / INDUSTRIAL UNITS AVAILABLE TO LET FROM 2,363 SQ FT.

Great Cambridge Industrial Estate provides the opportunity for companies to locate to an established estate located on Lincoln Road, just off the A10 Great Cambridge Road. A selection of unit sizes and configurations available, with trade counter potential.

📍 Strategically located just off the A10 Great Cambridge Road

★ Local occupiers include Travis Perkins, C. Brewer & Sons, Virgin Media, Screwfix, Benchmarx, Magnet, Williams Trade Supplies and Fayers

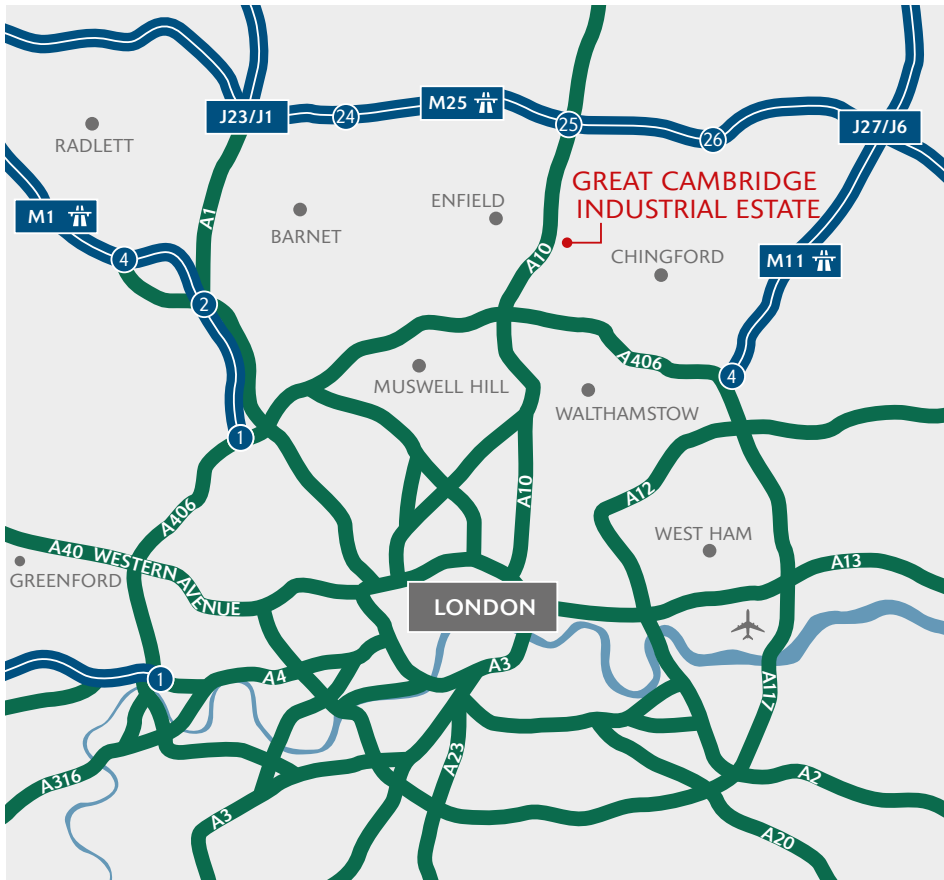
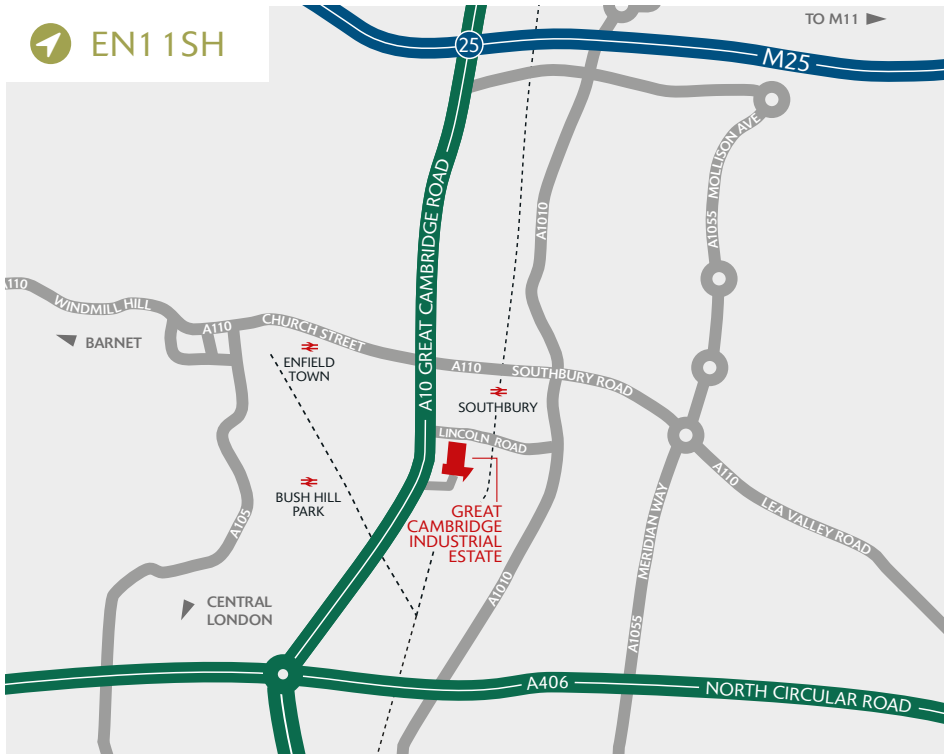
📍 Swift access to the M25 (J25) and the A406 North Circular Road

✓ Secure environment – 24-hour manned gatehouse and CCTV

### GREAT CAMBRIDGE INDUSTRIAL ESTATE IS HOME TO ESTABLISHED LOCAL OCCUPIERS:



## EN1 1SH



### DRIVING DISTANCES

A10 GREAT CAMBRIDGE ROAD	0.2 miles
SOUTHBURY STATION	0.7 miles
BUSH HILL PARK STATION	0.7 miles
ENFIELD TOWN CENTRE	2.0 miles
A406/NORTH CIRCULAR ROAD	2.5 miles
M25 (J25)	3.0 miles
CENTRAL LONDON	12.4 miles
STANSTED AIRPORT	27.6 miles

Source: Google maps

### LOCAL AMENITIES

POST OFFICE	0.6 miles
BUSH HILL PARK AND SOUTHBURY OVERGROUND STATIONS	0.7 miles
MORRISONS	0.7 miles
PURE GYM	0.8 miles
TESCO EXTRA	0.9 miles

Source: Google maps

### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 8.8 million square metres of space (95 million square feet) valued at £17.1 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.

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