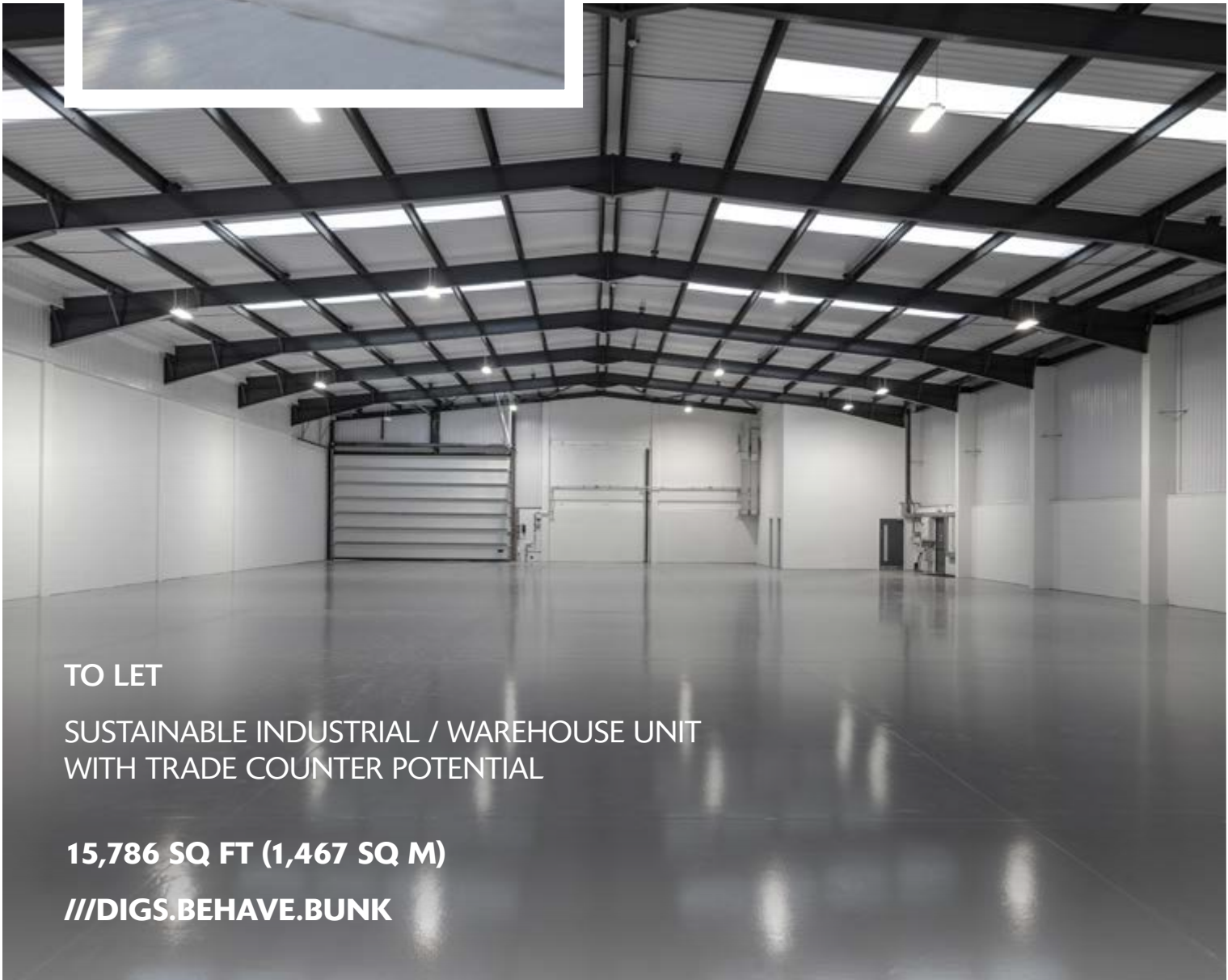


NEWLY REFURBISHED
AVAILABLE NOW

UNIT 2

GREAT CAMBRIDGE INDUSTRIAL ESTATE

LINCOLN ROAD ENFIELD EN1 1SH



TO LET

SUSTAINABLE INDUSTRIAL / WAREHOUSE UNIT
WITH TRADE COUNTER POTENTIAL

15,786 SQ FT (1,467 SQ M)

///DIGS.BEHAVE.BUNK

Strategically located just off the A10 Great Cambridge Road

Easily accessible environment for employees with swift access to the M25 (J25) and the A406 North Circular Road

Local occupiers include Travis Perkins, Screwfix, Virgin Media, Brewers, Williams Trade Supplies and Bansal

Secure environment 24-hour manned gatehouse and CCTV

ACCOMMODATION

WAREHOUSE	12,949 sq ft
GROUND FLOOR OFFICE	1,420 sq ft
FIRST FLOOR OFFICE	1,417 sq ft
TOTAL	15,786 sq ft (1,467 sq m)

(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- Newly refurbished
- 1 extra wide electrically operated loading door
- Warehouse LED lighting
- 5.53m clear height
- 150 kVA three-phase power
- Two storey fitted office accommodation

SUSTAINABILITY FEATURES

- Newly installed PV panels, providing an additional 65.2 kWh of renewable energy
- EV charging point supplying power to 2 parking bays
- Enhanced cladding, with increased insulation to walls and roof
- EPC A+

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

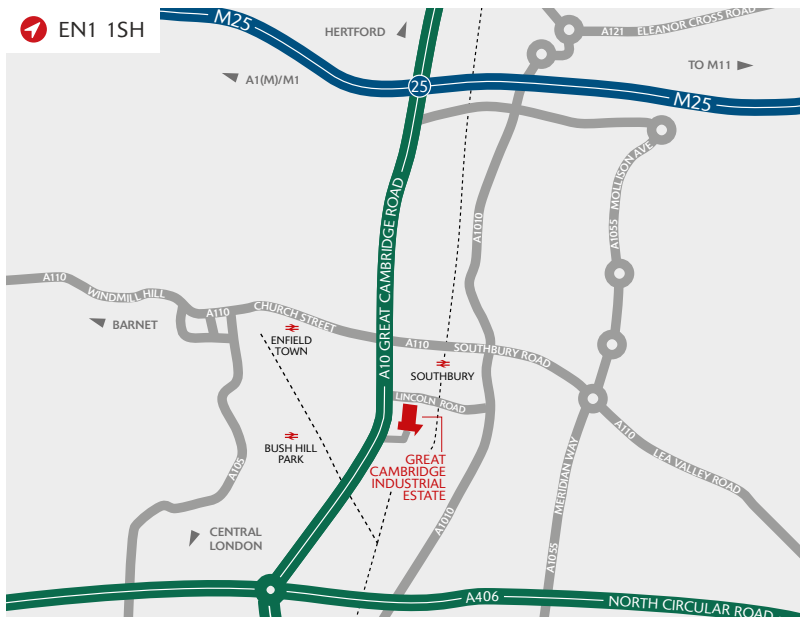
Source: Google maps

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 10.3 million square metres of space (110 million square feet) valued at £21.0 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 for further information.



FOR MORE INFORMATION, PLEASE CONTACT US AT SEGRO.COM/PARKGREATCAMBRIDGE

Or, alternatively, please contact the joint agents:



Gus Haslam
020 3151 4129
Elliot Evans
020 3151 9507



Victoria Forster
020 3151 9481
Peter Higgins
020 3151 4138
Sam Sandell
020 3151 0148

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