

AVAILABLE NOW



UNIT 22

GREAT CAMBRIDGE INDUSTRIAL ESTATE

LINCOLN ROAD ENFIELD EN1 1SH

📍 ///DIGS.BEHAVE.BUNK



TO LET

**MODERN INDUSTRIAL / WAREHOUSE UNIT
WITH TRADE COUNTER POTENTIAL**

3,692 SQ FT (343 SQ M)

📍 **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, Bansal and
Williams Trade Supplies

✓ **Secure environment**
24-hour manned
gatehouse and CCTV

ACCOMMODATION

WAREHOUSE	3,534 sq ft
ANCILLARY	158 sq ft
TOTAL	3,692 sq ft (343 sq m)

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

SPECIFICATION

- 6.1m eaves height
- Loading door access
- 3-phase power
- LED lighting
- Allocated parking
- EPC available upon request

DISTANCES

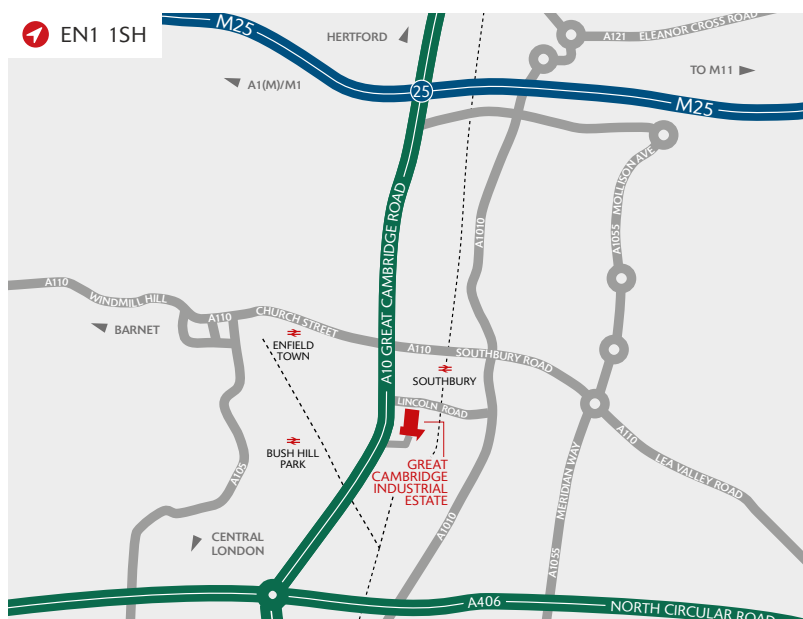
A10 GREAT CAMBRIDGE ROAD	0.2 miles
SOUTHBURY STATION	0.7 miles
BUSH HILL PARK STATION	0.7 miles
ENFIELD TOWN CENTRE	2.0 miles
A406/NORTH CIRCULAR ROAD	2.5 miles
M25 (J25)	3.0 miles
CENTRAL LONDON	12.4 miles
STANSTED AIRPORT	27.6 miles

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 10.4 million square metres of space (112 million square feet) valued at £20.7 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
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