

UNDER REFURBISHMENT
AVAILABLE Q3 2022

UNIT 2

GREAT CAMBRIDGE INDUSTRIAL ESTATE

LINCOLN ROAD ENFIELD EN1 1SH



Indicative Image





Indicative Image

TO LET


SUSTAINABLE INDUSTRIAL / WAREHOUSE UNIT
WITH TRADE COUNTER POTENTIAL

15,569 SQ FT (1,446 SQ M)

 Strategically located just off the A10 Great Cambridge Road

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

 Local trade occupiers include Travis Perkins, Screwfix, Virgin Media, Brewers Decorator Centres, Williams Trade Supplies, Grant & Stone, CEF, Dulux Decorator Centre and Bansal

 Secure environment – 24-hour manned gatehouse and CCTV

ACCOMMODATION

WAREHOUSE	12,987 sq ft
GROUND FLOOR OFFICE	1,291 sq ft
FIRST FLOOR OFFICE	1,291 sq ft
TOTAL	15,569 sq ft (1,446 sq m)

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

SPECIFICATION

- Available Q3 2022
- 1 large electrically operated loading door
- 5.53m clear height
- 3-phase power

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
- Target EPC rating: A+ -11 (carbon neutral)

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

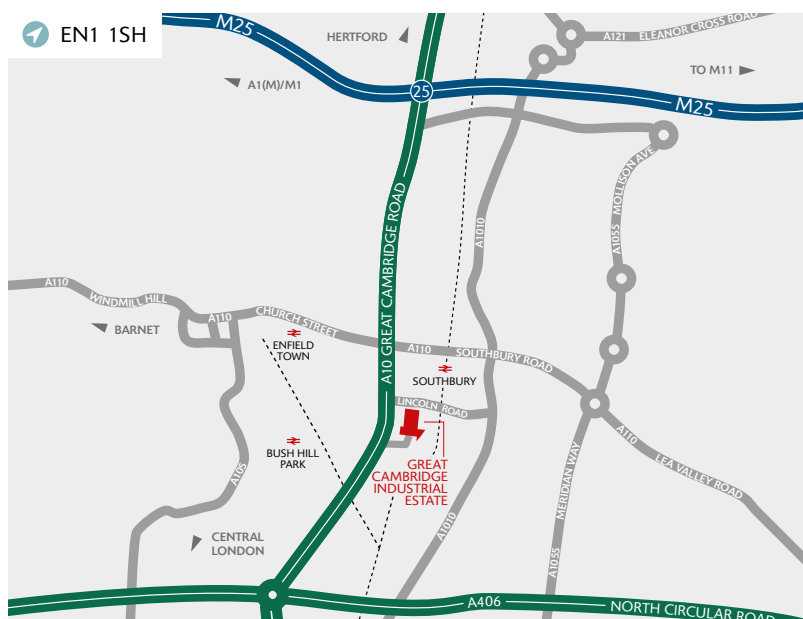
Source: Google maps

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 9.7 million square metres of space (104 million square feet) valued at £23.8 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.



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