

TO BE REFURBISHED

# UNIT 2

## GREAT CAMBRIDGE INDUSTRIAL ESTATE

LINCOLN ROAD ENFIELD EN1 1SH





Indicative Image





**TO LET**  
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 occupiers include Travis Perkins, Screwfix, Virgin Media, Brewers, Williams Trade Supplies, C. Brewer & Sons, 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
<b>TOTAL</b>	<b>15,569 sq ft (1,446 sq m)</b>

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

## 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

## SPECIFICATION

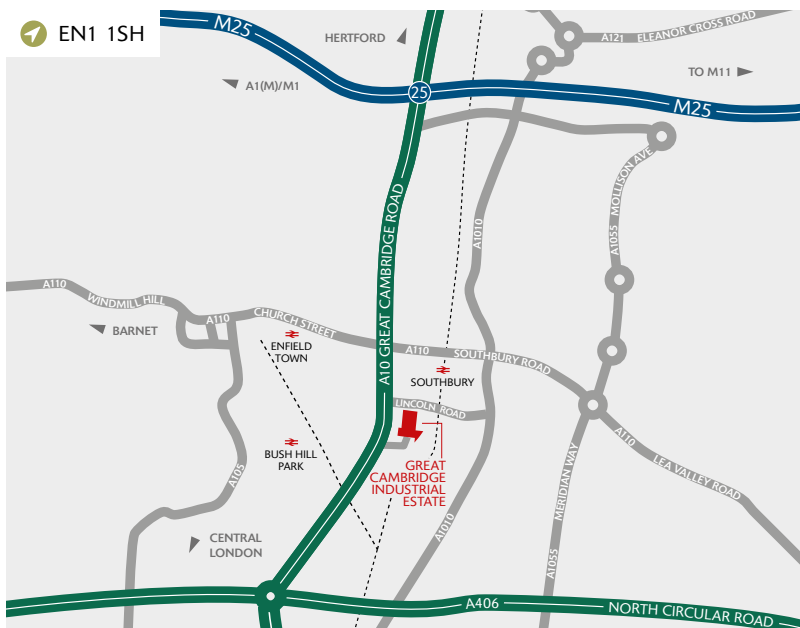
- To be refurbished
- 1 large electrically operated loading door
- 5.53m clear eaves height
- Fitted ground and first floor offices with WC's and kitchenette
- Allocated car parking
- 3-phase power
- Warehouse LED lighting
- EPC rating will be obtained upon completion of works

## 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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