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# UNIT 22

## GREAT CAMBRIDGE INDUSTRIAL ESTATE

LINCOLN ROAD ENFIELD EN1 1SH

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**TO LET**

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

**3,700 SQ FT (344 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

TOTAL 3,700 sq ft  
(344 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

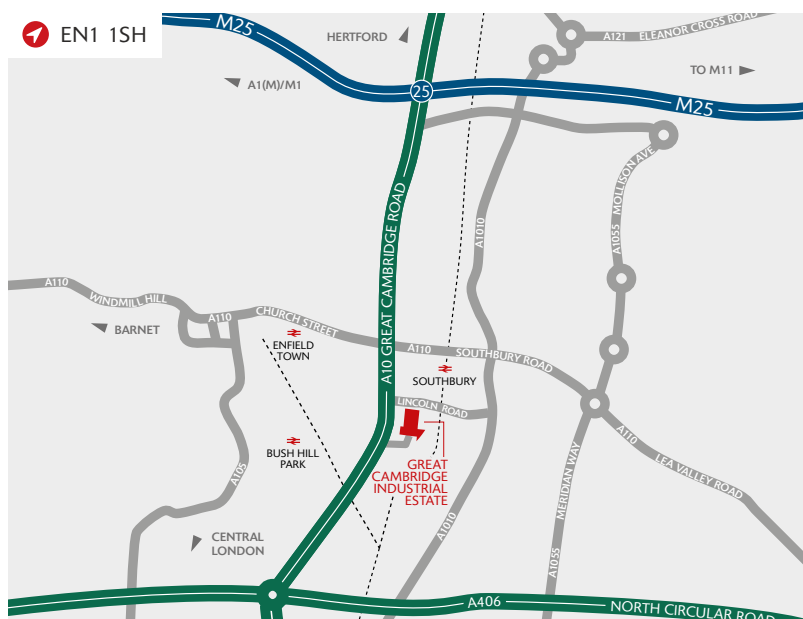
A10 GREAT CAMBRIDGE ROAD	0.2 miles
SOUTHBURY STATION	0.7 miles
BUSH HILL PARK STATION	0.7 miles
ENFIELD TOWN CENTRE	2.0 miles
A406/NORTH CIRCULAR ROAD	2.5 miles
M25 (J25)	3.0 miles
CENTRAL LONDON	12.4 miles
STANSTED AIRPORT	27.6 miles

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



FOR MORE INFORMATION, PLEASE CONTACT US AT  
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