

AVAILABLE NOW

UNIT 1

GREAT CAMBRIDGE INDUSTRIAL ESTATE

LINCOLN ROAD ENFIELD EN1 1SH



TO LET

REFURBISHED WAREHOUSE / INDUSTRIAL UNIT

16,308 SQ FT (1,515 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, C. Brewer & Sons,
Virgin Media, Screwfix,
Benchmarx, Magnet, Williams
Trade Supplies and Fayers

Secure environment – 24-hour
manned gatehouse and CCTV

ACCOMMODATION

WAREHOUSE	13,235 sq ft
GROUND FLOOR OFFICE	1,535 sq ft
FIRST FLOOR OFFICE	1,538 sq ft
TOTAL	16,308 sq ft (1,515 sq m)

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

SPECIFICATION

- 2 electrically operated loading doors
- 6.8m eaves height
- Fitted ground and first floor offices
with WCs, and kitchenette
- 23 allocated car parking spaces
- 3 phase power
- Warehouse LED lighting
- Highly prominent main road frontage
- EPC rating: B-37

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

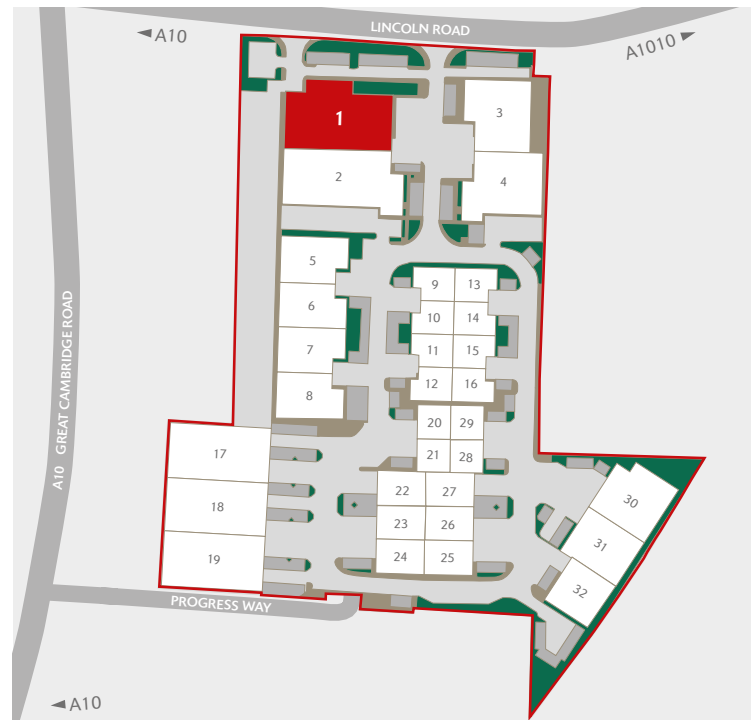
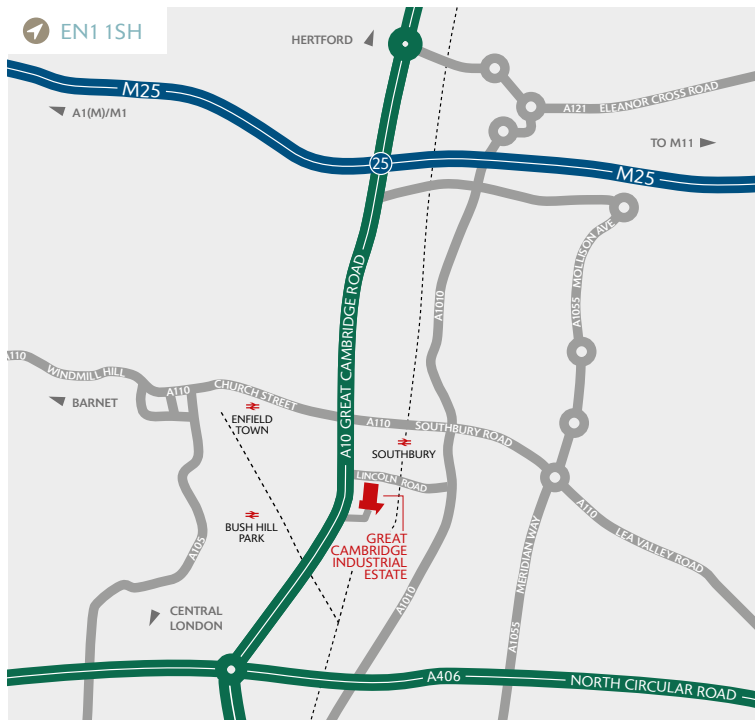
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT),
and a leading owner, manager and developer of
modern warehouses and light industrial property.

It owns or manages 6.9 million square metres of space
(74 million square feet) valued at over £10 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
nine other European countries.

See SEGRO.com for further information.



For more information, please contact the joint agents:



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