

NEWLY REFURBISHED



UNIT 6

GREAT CAMBRIDGE INDUSTRIAL ESTATE


LINCOLN ROAD ENFIELD EN1 1SH





TO LET


**HIGH QUALITY PORTAL FRAME
INDUSTRIAL UNIT**

7,183 SQ FT (667 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, GAP Plastics, Virgin Media, Williams Trade Supplies, Howdens Joinery, Universal Tyres and Bansal

 Secure environment – 24-hour manned gatehouse and CCTV

ACCOMMODATION

WAREHOUSE	5,575 sq ft
GROUND FLOOR OFFICE	804 sq ft
FIRST FLOOR OFFICE	804 sq ft
TOTAL	7,183 sq ft (667 sq m)

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

SPECIFICATION

- 5.7m eaves height
- 7.1m ridge height
- 1 roller shutter door
- 8 allocated parking spaces
- 2 storey offices
- New windows and cladding
- New roof
- EPC rating: B – 49

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 (JUNCTION 25)	3.0 miles
CENTRAL LONDON	12.4 miles
STANSTED AIRPORT	27.6 miles

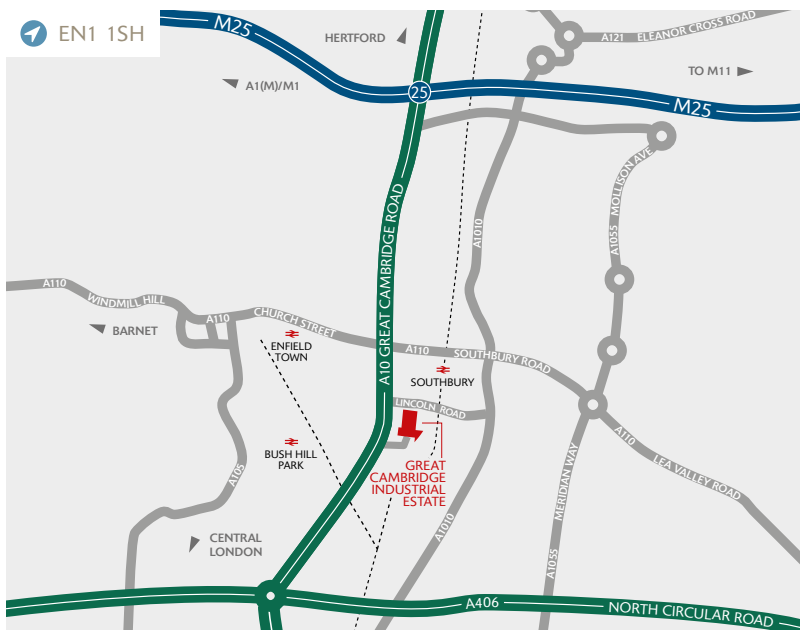
Source: Google maps

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 7.8 million square metres of space (84 million square feet) valued at £11.7 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 eight other European countries.

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For more information, please contact the joint agents:



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