

TO BE REFURBISHED
AVAILABLE Q2 2021

UNIT 2

GREAT CAMBRIDGE INDUSTRIAL ESTATE

LINCOLN ROAD ENFIELD EN1 1SH





Indicative Image





TO LET
INDUSTRIAL / WAREHOUSE UNIT
WITH TRADE COUNTER POTENTIAL

16,105 SQ FT (1,496 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	13,223 sq ft
GROUND FLOOR OFFICE	1,441 sq ft
FIRST FLOOR OFFICE	1,441 sq ft
TOTAL	16,105 sq ft (1,496 sq m)

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

Source: Google maps

SPECIFICATION

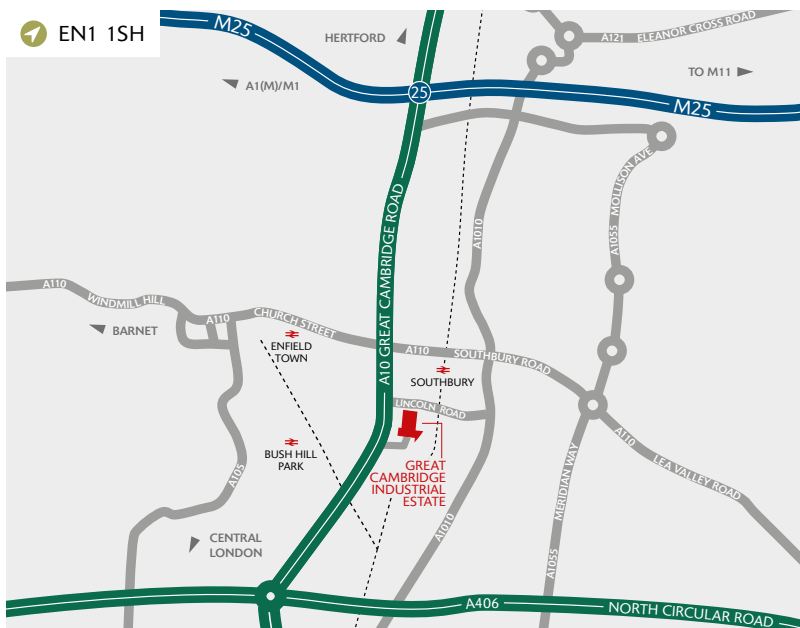
- 2 electrically operated loading doors
- 5.6m clear height
- Fitted ground and first floor offices with WC's and kitchenette
- 20 allocated car parking spaces
- 3 phase power
- Warehouse LED lighting
- EPC rating available upon request

ABOUT SEGRO

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

It owns or manages 8.1 million square metres of space (88 million square feet) valued at £13.3 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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