

AVAILABLE NOW
RECENTLY REFURBISHED

UNIT 16

GREAT CAMBRIDGE INDUSTRIAL ESTATE





LINCOLN ROAD ENFIELD EN1 1SH



TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT
WITH TRADE COUNTER POTENTIAL

2,926 SQ FT (272 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, Brewers, Williams Trade Supplies, C. Brewer & Sons, and Bansal
-  **Secure environment**
24-hour manned gatehouse and CCTV

ACCOMMODATION

WAREHOUSE	2,530 sq ft
GROUND FLOOR OFFICE	396 sq ft
TOTAL	2,926 sq ft (272 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 (J25)	3.0 miles
CENTRAL LONDON	12.4 miles
STANSTED AIRPORT	27.6 miles

Source: Google maps

SPECIFICATION

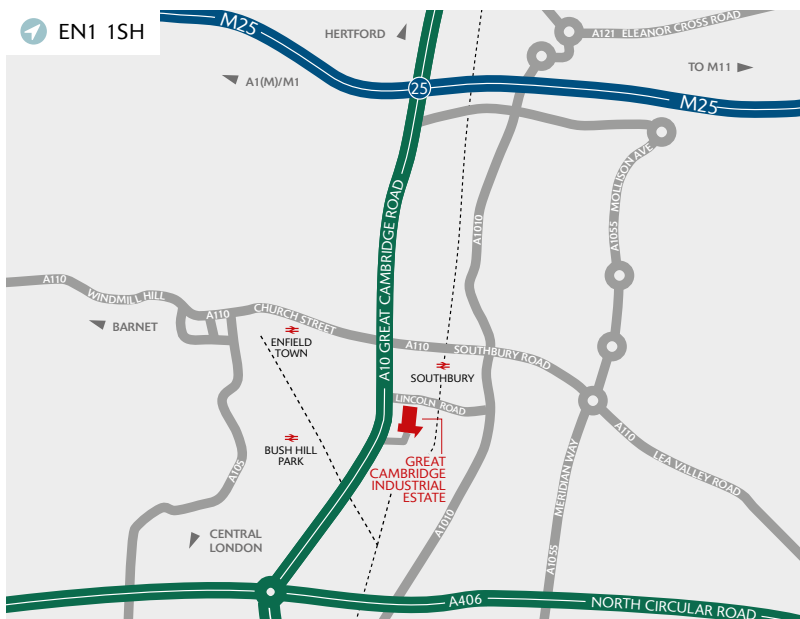
- Recently refurbished
- Power: 3-phase
- Use class: B1/C/B2/B8
- EPC rating: C

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 10.3 million square metres of space (110 million square feet) valued at £21.0 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.



FOR MORE INFORMATION, PLEASE CONTACT US AT
SEGRO.COM/PARKGREATCAMBRIDGE

Or, alternatively, please contact the joint agents:

 **Knight Frank**

Gus Haslam 020 3151 4129
Annabel Briggs 020 3151 0148
Elliot Evans 020 3151 9507

 **GLENNY**

Nowsher Alam 020 3151 9481
Peter Higgins 020 3151 4138

The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 10/23.

SEGRO

SEGRO.com