

NEWLY REFURBISHED  
AVAILABLE NOW

# UNIT 2

## GREAT CAMBRIDGE INDUSTRIAL ESTATE

LINCOLN ROAD ENFIELD EN1 1SH  
📍 ///DIGS.BEHAVE.BUNK



**TO LET**

SUSTAINABLE INDUSTRIAL / WAREHOUSE UNIT  
WITH TRADE COUNTER POTENTIAL

**15,786 SQ FT (1,467 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 and Bansal

**Secure environment** 24-hour manned gatehouse and CCTV

#### ACCOMMODATION

WAREHOUSE	12,949 sq ft
GROUND FLOOR OFFICE	1,420 sq ft
FIRST FLOOR OFFICE	1,417 sq ft
<b>TOTAL</b>	<b>15,786 sq ft</b> (1,467 sq m)

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

#### SPECIFICATION

- Newly refurbished
- 1 extra wide electrically operated loading door
- Warehouse LED lighting
- 5.53m clear height
- 150 kVA three-phase power
- Two storey fitted office accommodation

#### SUSTAINABILITY FEATURES

- Newly installed PV panels, providing an additional 65.2 kWh of renewable energy
- EV charging point supplying power to 2 parking bays
- Enhanced cladding, with increased insulation to walls and roof
- EPC A+

#### 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

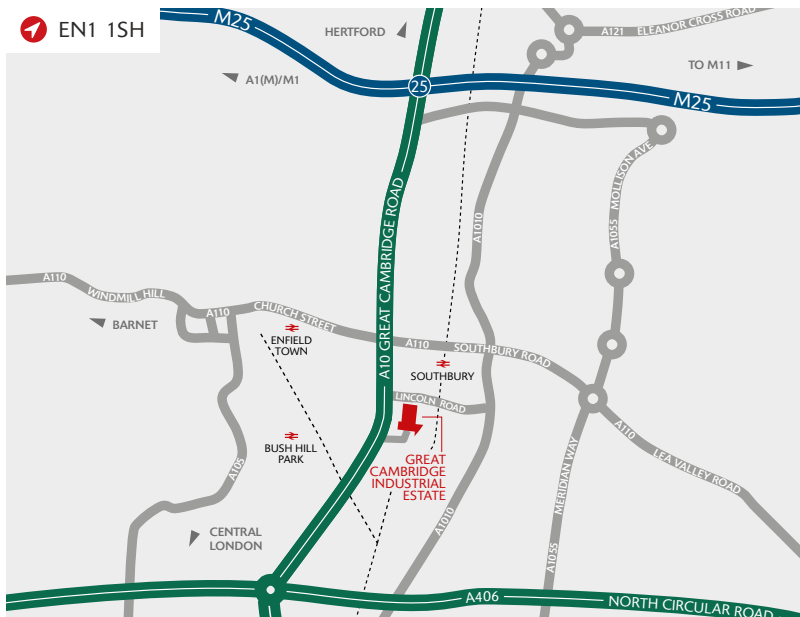
Source: Google maps

#### 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 [SEGRO.COM/PARKGREATCAMBRIDGE](http://SEGRO.COM/PARKGREATCAMBRIDGE)

Or, alternatively, please contact the joint agents:



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