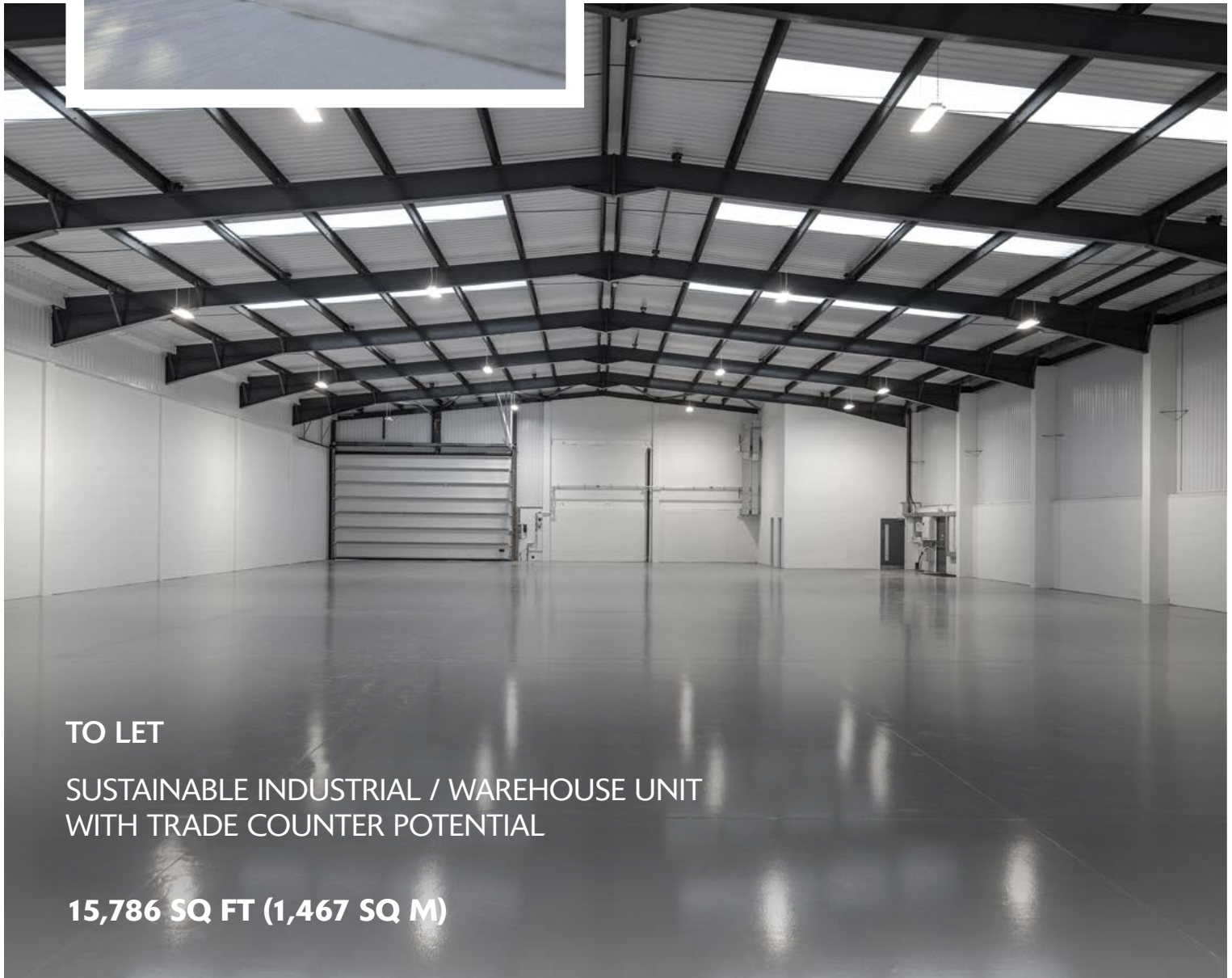


NEWLY REFURBISHED  
AVAILABLE NOW

# UNIT 2

## GREAT CAMBRIDGE INDUSTRIAL ESTATE


LINCOLN ROAD ENFIELD EN1 1SH




**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

 **Swift access** to the  
M25 (J25) and the A406  
North Circular Road

 **Local trade occupiers** include  
Travis Perkins, Screwfix,  
Howdens, Brewers Decorator  
Centres, Williams Trade  
Supplies, Grant & Stone,  
CEF, Dulux Decorator Centre  
and Bansal Plumbing

 **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
- Target EPC rating: A+ -11 (carbon neutral)

## 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

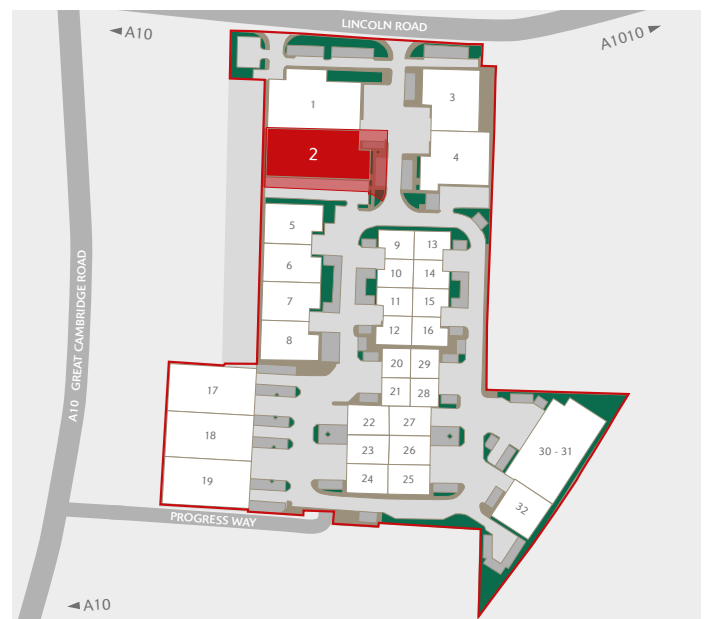
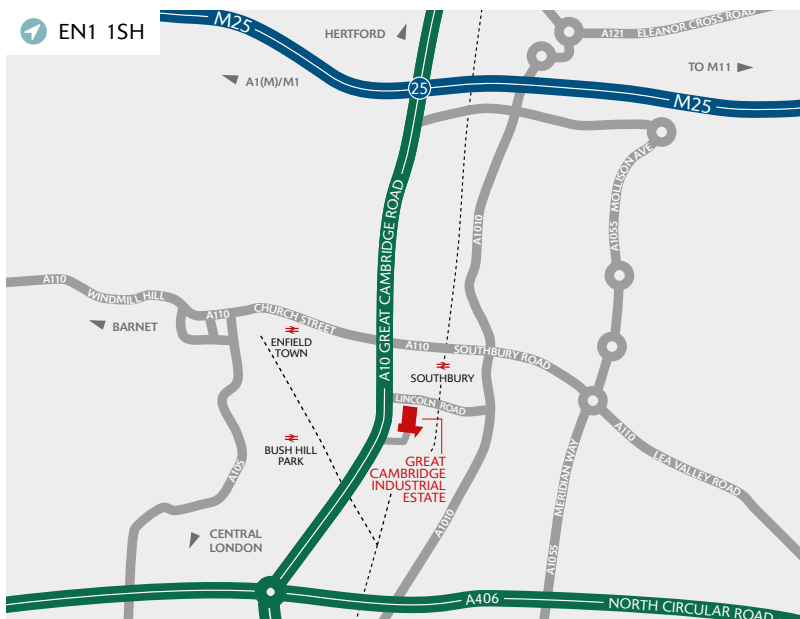
Source: Google maps

## 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 9.7 million square metres of space (104 million square feet) valued at £23.8 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:

 **Knight Frank**

Gus Haslam  
020 3151 4129  
Elliot Evans  
020 3151 9507

 **GLENNY**

Nowsher Alam  
020 3151 9481  
Peter Higgins  
020 3151 4138

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