

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)**



VIEW UNIT 16  
VIRTUAL TOUR

- 
**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
<b>TOTAL</b>	<b>2,926 sq ft</b> (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

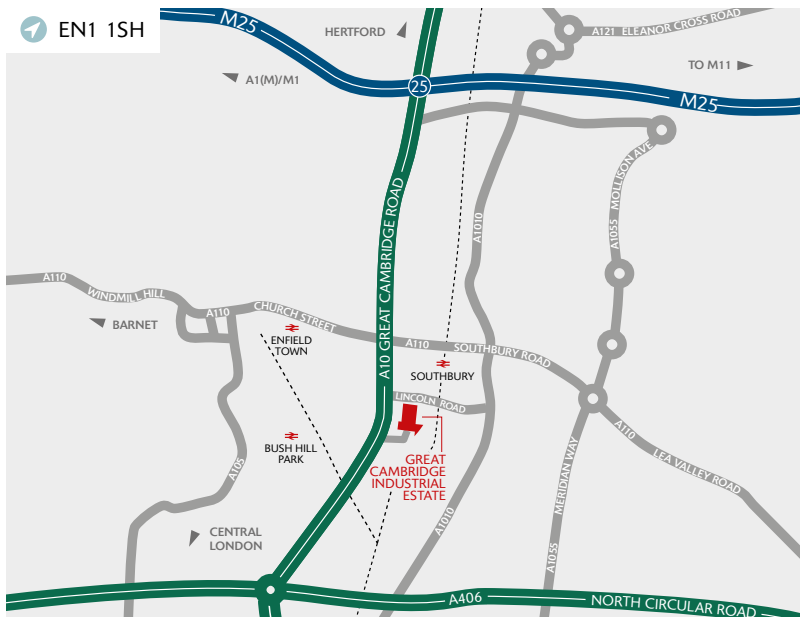
- Recently refurbished
- Power: 3-phase
- Use class: B1c/B2/B8
- EPC rating: B

## 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](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE CONTACT US AT  
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