

TO BE REFURBISHED

UNIT 24

GREAT CAMBRIDGE INDUSTRIAL ESTATE


LINCOLN ROAD ENFIELD EN1 1SH





TO LET

WAREHOUSE / INDUSTRIAL UNIT

3,615 SQ FT (336 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
Plumb Center, Travis Perkins,
Medlock Electrical Distributors,
C. Brewer & Sons Ltd, GAP
Plastics and Howdens Joinery

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

ACCOMMODATION

WAREHOUSE	3,615 sq ft
TOTAL	3,615 sq ft (336 sq m)

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

SPECIFICATION

- Electrically operated loading door
- Eaves height: 6.1m clear height
rising to 8.17m at apex
- 6 car parking spaces
- EPC rating: C – 73

DISTANCES

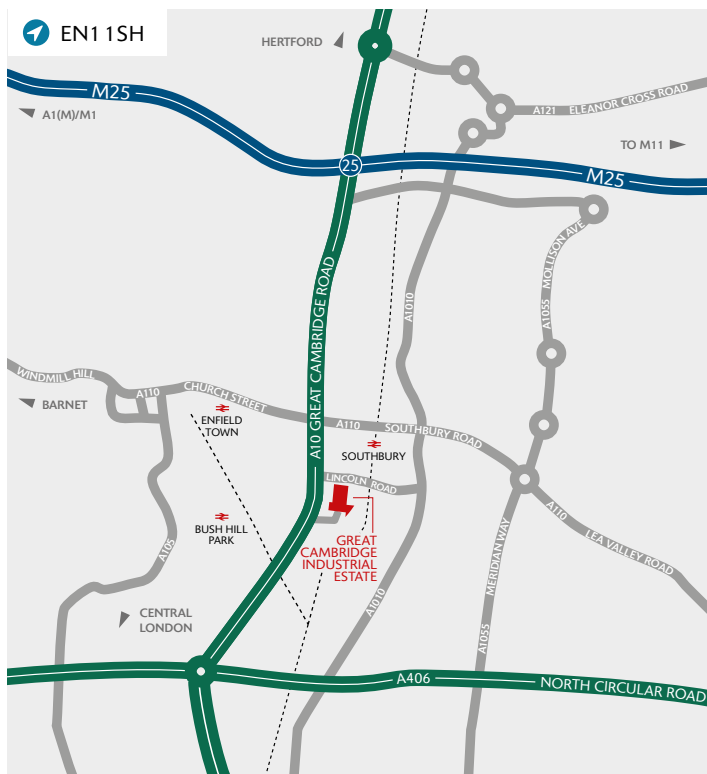
A10 GREAT CAMBRIDGE ROAD	0.2 MILES
SOUTHBURY STATION	0.7 MILES
ENFIELD TOWN CENTRE	2.0 MILES
A406/NORTH CIRCULAR ROAD	2.5 MILES
M25 (J25)	3.0 MILES
CENTRAL LONDON	12.4 MILES
STANSTED AIRPORT	27.6 MILES

Source: Google maps

ABOUT SEGRO

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

It owns or manages over six million square metres of space valued at £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 nine other European countries.



For more information, please contact the joint agents:



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